

DRAFTED BY: Maxine B. Moore

RECORDING TIME: FORSYTH CO. NC 91 FEE: \$ 8.00  
PRESENTED & RECORDED: 02/16/1998 1:49PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON  
STATE OF NC REAL ESTATE EXTX: \$ 10.00  
BK1985 P4017 - P4017

EXCISE TAX \_\_\_\_\_ PROBATE AND FILING FEES \_\_\_\_\_ PAID \_\_\_\_\_  
Tax Block: \_\_\_\_\_ Lot: 31 Parcel Identifier No.: \_\_\_\_\_  
Property Address: 3330 Freeman Winston-Salem NC 27107  
Mail after recording to: Brooks L. Boulware 6569 Holder Rd Clemmons NC 27012  
Mail future tax bills to: Brooks L. Boulware 1569 Holder Rd Clemmons NC 27012

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 16 day of February, 1998, by and between

GRANTOR  
Maxine B. Moore

GRANTEE  
Brooks L. Boulware

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.  
WITNESSETH, that the Grantor, in consideration of \$ \_\_\_\_\_ to \_\_\_\_\_  
paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the grantee in fee simple, all that certain lot or parcel of land in Forsyth County, North Carolina \_\_\_\_\_ Township, more particularly described as follows:

Lot # 31 as shown on the map of Clivard Heights which is recorded in the office of the register of deeds of Forsyth County North Carolina in flat book 5 page 54 reference to which is hereby made for a more particular description.

The above land was conveyed to Grantor by \_\_\_\_\_ (see book number 5 page 54)

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

\_\_\_\_\_  
(seal) Maxine B. Moore (seal)  
\_\_\_\_\_  
(seal) \_\_\_\_\_ (seal)

STATE OF NORTH CAROLINA - Forsyth County

I, \_\_\_\_\_, a Notary Public of Forsyth County, NC, do hereby certify that \_\_\_\_\_

**STATE OF NORTH CAROLINA, FORSYTH COUNTY**

I, Timothy R. Williams, A DEPUTY ASSISTANT REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT Maxine B. Moore (NCDL) PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT

WITNESS MY HAND THIS 16<sup>th</sup> DAY OF February, 1998.

[Signature]  
DEPUTY ASSISTANT REGISTER OF DEEDS  
BK1985 P4017