

FORSYTH CO. NC 64 FEE: \$ 10.00
PRESENTED & RECORDED: 02/24/1998 12:00PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HOODVA
STATE OF NC REAL ESTATE EXT: \$ 415.00
BK1987 P1446 - P1447

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of 19 ..
by

Mail after recording to Grantee: 6740 Doublegate Dr
Clemmons, NC 27012

This instrument was prepared by drafted out of state

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 3 day of July, 1997, by and between

GRANTOR

JAMES RICHARD RHODES AND INGER GOODSON
RHODES, Husband and wife

GRANTEE

Jennings Ray Dawkins
and wife,
Patricia Rea Dawkins

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, for a valuable consideration 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 situated in the City of CLEMMONS Township, FORSYTH County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 5, as shown on the plat entitled Doublegate, Section One, as recorded in Plat Book 37, Page (s) 77 and 78, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

*SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, AGREEMENTS AND MINERAL RIGHTS (IF ANY) OF RECORD.

The property hereinabove described was acquired by Grantor by instrument recorded in
BOOK 1888 PAGE 226

A map showing the above described property is recorded in Plat Book ... 37 ... page 77 & 78

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 and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)
By: -----
----- President
ATTEST:

----- Secretary (Corporate Seal)

USE BLACK INK ONLY

James Richard Rhodes (SEAL)
JAMES RICHARD RHODES
Inger Goodson Rhodes (SEAL)
INGER GOODSON RHODES
----- (SEAL)
----- (SEAL)

SEAL-STAMP NORTH CAROLINA, Forsyth County.
I, a Notary Public of the County and State aforesaid, certify that JAMES RICHARD RHODES AND
INGER GOODSON RHODES, Husband and wife Grantor,
OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
LINDA S. HUGHES
My Commission Expires 4-25-99
I personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 3 day of July, 1997
My commission expires: 4-25-99 *Linda S. Hughes* Notary Public

SEAL-STAMP NORTH CAROLINA, ----- County.
I, a Notary Public of the County and State aforesaid, certify that -----
personally came before me this day and acknowledged that ----- he is ----- Secretary of
----- a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its -----
President, sealed with its corporate seal and attested by ----- as its ----- Secretary.
Witness my hand and official stamp or seal, this ----- day of -----, 19-----
My commission expires: ----- Notary Public

The foregoing Certificate(s) of LINDA S. HUGHES NP

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

DICKIE C. WOOD, REGISTER OF DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY
By *Dickie C. Wood* Deputy/Assistant - Register of Deeds