

ORIGINAL TO  
Geo. PHILLIPS, 309

FORSYTH CO, NC 220 FEE: \$ 10.00  
PRESENTED & RECORDED: 04/08/1998 4:47PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA  
STATE OF NC REAL ESTATE EXTX: \$ 54.00  
BK1996 P1538 - P1539

Excise Tax

\$ 54.00

Recording Time, Book and Page

Tax Lot No. 265, Block 1505 Parcel Identifier No.  
Verified by County on the day of 19  
by

Mail after recording to E. V. Ferrell, Jr.  
854 West Fifth Street, Winston-Salem, North Carolina 27101  
This instrument was prepared by George F. Phillips, Attorney  
Brief description for the Index

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 7th day of April, 1998, by and between

GRANTOR

GRANTEE

CLIFFORD A. HOBSON

and wife,

DELLA S. HOBSON

E.V. FERRELL, JR.

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 Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 265 as shown on the map of Montview as recorded in Plat Book 1, Page 106(4) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1112, Page 1779

A map showing the above described property is recorded in Plat Book ..... page.....

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:

1998 ad valorem taxes and easements and restrictions of record.

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)

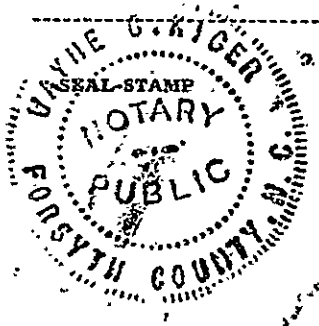
USE BLACK INK ONLY

*Clifford A. Hobson* (SEAL)  
Clifford A. Hobson

*Della S. Hobson* (SEAL)  
Della S. Hobson

----- (SEAL)

----- (SEAL)



NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Clifford A. Hobson and wife, Della S. Hobson Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 7th day of April, 1998.

My commission expires Sept. 1, 2002 Wayne G. Kiger 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 Wayne G. Kiger  
a Notary Public of ----- County, North Carolina

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

DICKIE C. WOOD, REGISTER OF DEEDS

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