

FORSYTH CO. NC 94 FEE: \$ 10.00
PRESENTED & RECORDED: 04/22/1998 12:24PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HOOBVA
STATE OF NC REAL ESTATE EXT: \$ 24.00
BK1998 P2295 - P2296

Excise Tax

Recording Time, Book and Page

Tax Lot No. Block 331, Lot 79 Parcel Identifier No.
Verified by County on the day of 19 ..
by

Mail after recording to ~~Milton B. Crotts, P.O. Box 4000, Blawie, NC 27012~~
Ricky Hobbie, 400 Gobble Lane, Win-Sal 27107

This instrument was prepared by Milton B. Crotts

Brief description for the Index Lot 79, Fairview PB 8, P 91

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10th day of April, 19 98, by and between

GRANTOR	GRANTEE
MILTON B. CROTTS and wife, KATHRYNE A. CROTTS	RICKY HOWARD GOBBLE (Single)

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 Number 79 as shown on plat of Fairview, plat of said property being recorded in Deed Book 90 at Page 589 and in Plat Book 8 at Page 91, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BK1998 P2295

The property hereinabove described was acquired by Grantor by instrument recorded in Book 938
at Page 80, Forsyth County Registry

A map showing the above described property is recorded in Plat Book 8 page 91.

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:

Easements, Restrictions and Rights-of-way of record, if any and proration of the 1998 ad valorem property taxes.


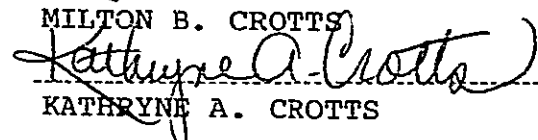
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)
By: -----

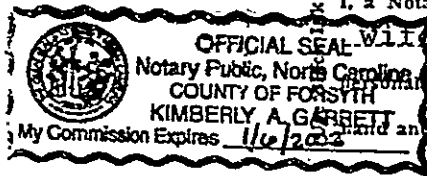
President
ATTEST: -----

Secretary (Corporate Seal)

USE BLACK INK ONLY


----- (SEAL)
MILTON B. CROTTS

----- (SEAL)
KATHRYNE A. CROTTS
----- (SEAL)
----- (SEAL)

SEAL-STAMP NORTH CAROLINA, FORSYTH County.



I, a Notary Public of the County and State aforesaid, certify that Milton B. Crofts and Kathryn A. Crofts Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 10th day of April, 1998.
My commission expires: 1/6/2003 Kimberly A. Garrett Notary Public

SEAL-STAMP NORTH CAROLINA, _____ County.

Use Black Ink

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 Kimberly A. Garrett

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  Deputy/Assistant Register of Deeds

BK1998 P2296