

FORSYTH CO, NC. 85 FEE: \$ 10.00  
PRESENTED & RECORDED: 06/12/1998 11:47AM  
DICKIE C. WOOD REGISTER OF DEEDS BY: HODVA

STATE OF NC REAL ESTATE EXTX: \$ 190.00  
BK2008 P1171 - P1172  
Recording Time, Book and Page

Excise Tax \$

Tax Block: 3634B Lot: 057 Parcel Identifier No. \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 1998  
by \_\_\_\_\_

Mail after recording to Grantee: 5305 Bent Tree Court, Pfafftown, NC 27040

This instrument was prepared by THOMAS E. BROCK, ATTY.  
Brief description for the Index

LOT 57, SALEM WEST, SECTION 2

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 11th day of June, 1998, by and between

| GRANTOR   | GRANTEE   |
|---|---|
| WILLIAM A. ROBINSON AND WIFE,<br>TINA W. ROBINSON | JOSEPH G. CHEWNING AND WIFE,<br>VALERIE L. CHEWNING |

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 Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 57 as shown on the map of Salem West, Section 2, recorded in Plat Book 28, Page 196 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

SUBJECT TO easements, restrictions and rights of way of record, if any. Further subject to 1993 ad valorem property taxes prorated to date of closing

BK2008PG1171

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1786, Page 3762.

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:

Subject to easements and restrictions of record, if any.

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.

William A. Robinson (seal)  
WILLIAM A. ROBINSON

Tina W. Robinson (seal)  
TINA W. ROBINSON

STATE OF North Carolina  
COUNTY OF Forsyth

I, Patricia A. Beck, a Notary Public for said County and State, certify that WILLIAM A. ROBINSON and wife, TINA W. ROBINSON personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 12 day of June 1998.

OFFICIAL SEAL  
North Carolina - Forsyth County  
PATRICIA A. BECK  
NOTARY PUBLIC  
My Commission Expires

[Official Seal]

Patricia A. Beck  
NOTARY PUBLIC

My Commission expires: 8-31-99

NORTH CAROLINA - FORSYTH COUNTY

The foregoing (or annexed) Certificate(s) of Patricia A. Beck, Notary Public

is/are certified to be correct. This the 12<sup>th</sup> day of June, 1998.

DICKIE C. WOODS, Register of Deeds

By [Signature] Deputy/Assistant

Probate and Filing Fee \$ \_\_\_\_\_ paid.

BK2008PG1172