

FORSYTH CO, NC 92 FEE: \$ 10.00
PRESENTED & RECORDED: 06/22/1998 12:38PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIAM
STATE OF NC REAL ESTATE EXTX: \$ 251.00
BK2009 P3033 - P3034

Excise Tax \$251.

Recording Time, Book and Page

Tax Lot No. 1 Block 3636 Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to Grantee: Robert Charles McOuat and wife Alana Kathryn McOuat

This instrument was prepared by T. Thomas Kangur, Jr

Brief description for the Index

Lot No.1 as shown on map Forsyth Forest

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 22nd day of June, 19 98, by and between

GRANTOR

GRANTEE

Marc Stephen Callahan
and wife
Dail Barbour Callahan

Robert Charles McOuat
and wife
Alana Kathryn McOuat

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, Old Town Township,

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

BEING KNOWN AND DESIGNATED as Lot No. 1, as shown on the map of Forsyth Forest, as recorded in Plat Book 21, Page 49, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. For further reference, see Deed Book 1186, Page 910, Forsyth County Registry.

Being informally known as Tax Lot 1, Block 3636, Old Town Township, Forsyth County Tax Records.

BK2009PG3033

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1639 Page 4296

A map showing the above described property is recorded in Plat Book 21 page 49

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:

Any and all easements, right-of-way and restrictions of record, if any, and 1998 ad valorem 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:

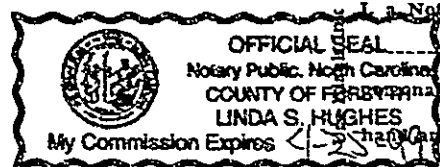
Secretary (Corporate Seal)

USE BLACK INK ONLY

Marc Stephen Callahan (SEAL)
Marc Stephen Callahan
Dail Barbour Callahan (SEAL)
Dail Barbour Callahan
(SEAL)
(SEAL)

SEAL-STAMP

NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that Marc Stephen Callahan and wife Dail Barbour Callahan Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my

hand and official stamp or seal, this 22 day of June, 1998.

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.

BONNIE G. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By Deputy Assistant - Register of Deeds

BK2009FG3034