

DRAFTED BY: Ronald J. Short
6/25/98 Box 13

RECORDING TIME FORSYTH CO, NC 87 FEE: \$ 8.00
PRESENTED & RECORDED: 06/25/1998 1:02PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
STATE OF NC REAL ESTATE EXT: \$ 273.00
BK2010 P2018 - P2018

EXCISE TAX

PROBATE AND FILING FEE \$ PAID

Tax Block: 5641E Lot: 15 Parcel Identifier No.:
Property Address: 1573 Jubilee Trail, Kernersville, NC 27284
Mail after recording to: Grantees
Mail future tax bills to: Grantees, 1573 Jubilee Trail, Kernersville, NC 27284

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14 day of June, 1998, by and between

GRANTOR

James E. Kuras and wife,
Judith Kuras

GRANTEE

Frank M. Cason and wife,
Vicki G. Cason

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, in consideration of (\$ 10.00 & o.v.c., \$10.00 & other 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 in Forsyth County, North Carolina ADDOLLS Creek Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 15, as shown on the map of Sedge Lake Garden, Section 1, as recorded in Plat Book 32, Page 2, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The above land was conveyed to Grantor by Johnson Corp. (see book number 1819 page 4417)
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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

James E. Kuras (seal) Judith Kuras (seal)
Judith Kuras (seal)

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP My commission expires _____, 19____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County
OFFICIAL SEAL
Notary Public, North Carolina
County of Forsyth
PATRICIA W. KINNAMON
My Commission Expires 2/27/2001
Patricia W. Kinnamon, a Notary Public of Forsyth County, NC, do hereby certify that James E. Kuras and wife, Judith Kuras personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 14th day of June, 1998.

SEAL/STAMP My commission expires Feb. 27, 2001 Patricia W. Kinnamon Notary Public

The foregoing Certificate(s) of Patricia W. Kinnamon NY

This the 25 day of _____, 1998 is/are certified to be correct.

Dickie C. Wood, Register of Deeds for Forsyth County by:

BK2010PG2018

Forsyth County Register of Deeds 25/12/98 Deputy/Assistant