

45
FORSYTH CO, NC FEE: \$ 12.00
PRESENTED & RECORDED: 07/16/1998 11:00AM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODAYA
STATE OF NC REAL ESTATE EXTX: \$ 242.00
BK2014 P1858 - P1860

Excise Tax

Filing and Probate Fees \$ Paid
Recording Time, Book and Page

Tax Lot 38C Block No. 4749, Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____ 19____
by _____

Mail after recording to: Grantee; 4835 Montford Road, Pfafftown, North Carolina 27040

This instrument was prepared by: Robert W. Porter

Brief description for the index:

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 14th day of July, 1998, by and between

GRANTOR

GRANTEE

Daniel E. Oehman and wife, Emma W. Oehman

Danny L. Comer

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 Pfafftown Old Richmond Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto And Incorporated Herein By Reference.

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The property hereinabove described was acquired by Grantor by instrument recorded in Book _____, at Page _____.

A plat showing the above described property is recorded in Plat Book _____, at 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: Easements, restrictions and rights of way of record, if any, and ad valorem taxes for the current year and each year subsequent thereto.

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.

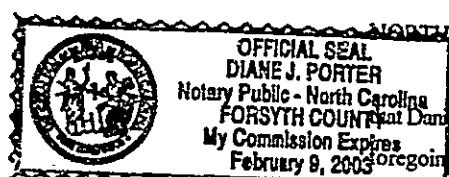
Daniel E. Oehman (SEAL)
Daniel E. Oehman

Emma W. Oehman (SEAL)
Emma W. Oehman

Attest: _____
Secretary

By: _____
President

(Corporate Seal)



NORTH CAROLINA - FORSYTH COUNTY
I, DIANE J. PORTER a Notary Public of the County and State aforesaid, certify that Daniel E. Oehman and wife, Emma W. Oehman, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15th day of July, 1998.
My Commission expires: 2/9/2003 Diane Porter Notary Public

NORTH CAROLINA - FORSYTH COUNTY
I, _____ a Notary Public of the County and State aforesaid, certify that, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 1998.
My Commission expires: _____ Notary Public

NORTH CAROLINA - FORSYTH COUNTY
I, _____ the undersigned, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that (s)he is _____ Secretary of _____, 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 _____ self as its _____ Secretary.
Witness my hand and official seal, this the _____ day of _____, 1998.

My Commission expires: _____
Notary Public

The foregoing Certificate(s) of Diane J. Porter, 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.

DICKIE C. WOOD, REGISTER OF DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY
By: [Signature] Deputy/Assistant Register of Deeds BK2014PG1859

EXHIBIT "A"

BEGINNING at a point in the 20 foot paved area of Montford Road, said point being the Northwest corner of property of Ronald L. Davis as described in Deed Book 1525, Page 1728, Forsyth County Registry and said point also being the Northeast corner of the within described tract; running thence with said Davis' Western line South 42 degrees 17' 10" West 272.16 feet to a nail at a bent existing iron pipe, said pipe being the Northwest corner of property of Thomas M. Canter as described in Deed Book 1207, Page 691, Forsyth County registry; running thence with said Canter's Western line South 42 degrees 10' 20" West 37.25 feet to a nail at a bent existing iron pipe, said pipe being in the Northern property line of Wachovia Bank and Trust as described in Deed Book 679, Page 24, Forsyth County Registry; running thence with said Wachovia Bank's North line North 84 degrees 12' 10" West 757.56 feet to a new iron pipe, said pipe being the Southeast corner of property of Carrol O. Brown as described in Deed Book 1512, Page 293, Forsyth County Registry; running thence with said Brown's Eastern line North 35 degrees 01' East 285.26 feet to a new iron pipe, said pipe being in the Southern property line of Goldie Matthews as described in Deed Book 616, Page 340, Forsyth County Registry; running thence with said Matthews' Southern line South 84 degrees 11' 29" East 802.24 feet to the point and place of BEGINNING. Lying in the Old Richmond Township, and being known as Tax Lot 38C, Tax Block 4749, of the Forsyth County Tax Maps. Containing 4.456 acres, more or less, according to a survey by Richard Parks Bennett, R.L.S., dated April 21, 1993 and bearing Job No. 5987. For further reference see Deed Book 1236, Page 744 and Deed Book 1512, Page 293, Forsyth County Registry.

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