

DRAFTED BY: Ronald J. Short

Box 93

RECORDING TIME

FORSYTH CO, NC 87 FEE: \$ 8.00  
PRESENTED & RECORDED: 07/17/1998 12:55PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS  
NO TAXABLE CONSIDERATION  
BK2014 P2828 - P2828

EXCISE TAX

PROBATE AND FILING FEE \$ PAID

Tax Block: 454 Lot: 5M Parcel Identifier No.: \_\_\_\_\_

Property Address: 1413 Gray Avenue, Winston-Salem, North Carolina

Mail after recording to: \_\_\_\_\_

Mail future tax bills to: \_\_\_\_\_

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this \_\_\_\_\_ day of July, 19 98, by and between

GRANTOR

GRANTEE

Michael A. Grace (single)  
Agent for Hoss Enterprises

Hoss Enterprises, LLC

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 + OVC ten dollars and other valuable consideration him 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 Winston Township, more particularly described as follows:

Being known and designated as Lot 5 as shown on the plat of Homer H. Mickey, W.S. Scales and George Hill as shown on the plat in Book 4 Page 138 Forsyth County, North Carolina Register of Deeds Office.

The above land was conveyed to Grantor by Camp (see book number 1964 page 2818)

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.

\_\_\_\_\_  
(seal) Michael A. Grace agent for Hoss Enterprises, LLC (seal)  
\_\_\_\_\_  
(seal) Michael A. Grace, Agent for Hoss Enterprises, LLC (seal)

STATE OF NORTH CAROLINA - Forsyth County



I, Ronald J. Short, a Notary Public of Forsyth County, NC, do hereby certify that Michael A. Grace, Agent for Hoss Enterprises, LLC personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 16 day of July, 1998.

My commission expires 12-2-2000, 1999. Ronald J. Short Notary Public

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

The foregoing Certificate(s) of Ronald J. Short, N.P.

This the 17th day of July, 1998, is/are certified to be correct.

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

[Signature]  
Forsyth County Register of Deeds Form RFD 11796

[Signature]  
Deputy/Assistant

BK2014PG2828