

V

FORSYTH CO, NC 162 FEE: \$ 10.00
PRESENTED & RECORDED: 07/30/1998 1:08PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
STATE OF NC REAL ESTATE EXTX: \$ 220.00
BK2016 P3712 - P3713 JW

Excise Tax

Recording Time, Book and Page

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

Mail after recording to BOX 29

This instrument was prepared by Joel Gibson

Brief description for the Index

tx block 5414A Lot 38

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30th day of JULY, 19 98, by and between

GRANTOR

MICHAEL A. BRANNOCK and wife,
KARIN O. BRANNOCK

GRANTEE

ALEJANDRO GRUNDSETH and wife,
MAYTE GRUNDSETH

2595 Gunstock Drive
Kernersville, NC

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 Township,
FORSYTH County, North Carolina and more particularly described as follows:

Being Known and Designated as Lot No. 38 as shown on the map of
Bethel Forst, Section Two as shown on plat recorded in PLat Book 28, Page 19 in the
Office of the Register of Deeds of Forsyth County, North Carolina.

BK2016PG3712

The property hereinabove described was acquired by Grantor by instrument recorded in
Book 1577 Page 1482

A map showing the above described property is recorded in Plat Book .. 28 . page 19 .

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 and restrictions of record

Ad Valorem Taxes 1998.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, as 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.

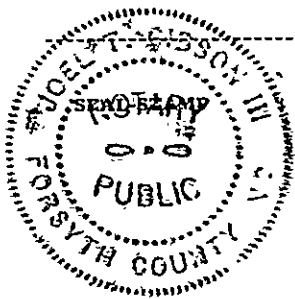
(Corporate Name)

By: -----

----- President

ATTEST: -----

----- Secretary (Corporate Seal)



NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that
Michael A. Brannock and wife, Karin O. Brannock Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 30th day of July, 98

My commission expires: 11-11-2001 Joel T. Gulon 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 Joel T. Gulon, Notary

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 Dickie C. Wood Deputy/Assistant - Register of Deeds

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