

Aug 06 98 11:27a

McNair Tornow

336-768-3099

P.2

FORSYTH CO, NC  
PRESENTED & RECORDED: 08/07/1998 2:03PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS

STATE OF NC REAL ESTATE EXT: \$  
BK2018 P1678 - P1680

145.00  
*Jimmy Jones*

Excise Tax

Recording Time, Book and Page

Tax Lot No. 011 BLOCK 5177 Parcel Identifier No.  
Verified by County on the day of 19  
by

Mail after recording to GRANTEE: JUDGE CLEMENT ROAD WALKERTOWN, NC 27051

This instrument was prepared by W. McNair Tornow, ATTY AT LAW

Brief description for the Index LOT 11, BLOCK 5177 JUDGE CLEMENT RD

# NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6th day of AUGUST, 1998, by and between

GRANTOR

GRANTEE

HOMEMAX OF NORTH CAROLINA, INC.  
D/B/A HOMEMAX

MARGARET ANN THACKER

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 WALKERTOWN, 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 DEED BOOK 883 PAGE 158

A map showing the above described property is recorded in Plat Book ..... 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:

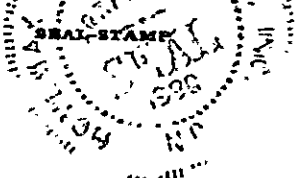
ANY AND ALL EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD,  
IF ANY AND 1998 AD VALOREM TAXES.

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.

HOMEMAX OF NORTH CAROLINA, INC.  
(Corporate Name) D/B/A HOMEMAX

By: Matthew Monti  
President

ATTEST: [Signature]  
Secretary (Corporate Seal)



NORTH CAROLINA, Wake County.

I, a Notary Public of the County and State aforesaid, certify that Matthew Monti

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 6th day of AUGUST, 1998.

My commission expires: December 8, 2002

NORTH CAROLINA, FORSYTH County.

I, a Notary Public of the County and State aforesaid, certify that HOMEMAX OF NORTH CAROLINA, INC.

personally came before me this day and acknowledged that he is Secretary for

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

Witness my hand and official stamp or seal this 6th day of AUGUST, 1998.

My commission expires: December 8, 2002

we foregoing Certificate(s) of Susan A. Schneider

I am 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

DICKIE C. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

[Signature]

Deputy Register of Deeds

BK2018PG1679

## EXHIBIT "A"

BEGINNING at an iron on the western right-of-way line of Judge Clement Road, southeastern corner of the James H. Fair property (see Will Book 74E, Page 751); said beginning point being further known and designated as a point along said right-of-way line North 22 deg. 24 min. 32 sec. West 99.88 feet from an iron, iron marking the northeastern corner of the Bobby L. Perry property (see Deed Book 1907, Page 1525, Forsyth County Registry); FROM SAID BEGINNING POINT thence continuing with the western line of said Judge Clement Road South 22 deg. 24 min. 32 sec. East 99.88 feet to the aforementioned iron, northeastern corner of said Perry property; thence continuing with the northern line of said Perry property South 79 deg. 2 min. West 343.80 feet to an iron in the eastern line of Ford Consumer Finance Company, Inc. property (see Deed Book 1888, Page 2418, Forsyth County Registry); thence continuing with the eastern line of said Ford property North 0 deg. 29 min. 26 sec. West 100.10 feet to an iron, southwestern corner of said Fair property; thence continuing with the south line of said Fair property North 79 deg. 8 min. East 305.78 feet to the point and place of BEGINNING, containing 0.732 acres, more or less, according to the a survey prepared by Larry Lerue Caliahan, RLS L-2499, dated April 16, 1998.

Being the same and identical property as described in Deed Book 883, Page 158, Forsyth County Registry.

Tax Lot 11, Block 5177, Forsyth County/City Tax Maps

BK2018PG1680