

DRAFTED BY: Cowles Liipfert, Attorney
Return to Craig Browley, box. - 34

RECORDING TIME FORSYTH CO, NC 240 FEE: \$ 8.00
PRESENTED & RECORDED: 08/14/1998 3:27PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODVA
NO TAXABLE CONSIDERATION
BK2019 P2397 - P2397

EXCISE TAX ϕ PROBATE AND FILING FEE \$ PAID

Tax Block: 4617 Lot: ZE Parcel Identifier No.:
Property Address: Clarise Avenue
Mail after recording to: Frederick David Weber, 3926 New Greensboro Road, Winston-Salem, NC
Mail future tax bills to: Same as above 27101

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 11th day of August, 1998, by and between

GRANTOR	GRANTEE
Christian Ernst Weber and wife, Leigh Weber	Charles Riddick Weber
Charles Riddick Weber and wife, Julie T. Weber	Frederick David Weber
	Herbert Arthur Weber

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 (\$ 1.00 & o.v.c.) One Dollar and other valuable consideration to them 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 Vienna Township, more particularly described as follows:

Beginning at an iron stake in the southeast corner of Lot No. 10 as shown on the Map of M.M. Stipe Land, as recorded in Plat Book 8, page 105, of the Forsyth County Registry; thence North 58° 29' West 244 feet to an iron stake; thence North 63° 32' West 440.07 feet to an iron stake, the Southwest corner of the above-mentioned lot; thence North 28° 26' East 184.95 feet to a stake in Still House Branch; thence along said Branch in a Northeastern direction 710 feet, more or less, to a stake in said Branch; thence South 59° 0' East 452 feet to an iron stake; thence South 31° 0' West 800 feet to an iron stake, the point and place of Beginning. Containing 11.26 acres, more or less.

This deed is made and accepted subject to street dedication as set forth in Deed Book 939, page 623.

The above land was conveyed to Grantor by Charles Bruce Weber (see book number 1543 page 0440)
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.

<u>Christian E. Weber</u> (seal) Christian Ernst Weber	<u>Charles Riddick Weber</u> (seal) Charles Riddick Weber
<u>Leigh Weber</u> (seal) Leigh Weber	<u>Julie T. Weber</u> (seal) Julie T. Weber

STATE OF NORTH CAROLINA - Forsyth County
OFFICIAL SEAL I, April H. Chapel, a Notary Public of Forsyth County, NC, do hereby
Notary Public, North Carolina, County of FORSYTH that Christian Ernst Weber and wife, Leigh Weber
Charles Riddick Weber and wife, Julie T. Weber
APRIL H. CHAPEL personally appeared before me this day and acknowledged the execution of the foregoing deed of
My Commission Expires 6/15/2003 conveyance. Witness my hand and notarial seal this the 11th day of August, 1998.
SEAL/STAMP My commission expires 6/15, 2003, April H. Chapel 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 April H. Chapel, NP
is/are certified to be correct.

This the 14 day of Aug, 1998.
Erin Spass, Register of Deeds for Forsyth County by:
Erin Spass Deputy/Assistant
Forsyth County Register of Deeds Form RFD 470

BK2019P2397