

FORSYTH CO, NC. 336 FEE: \$ 10.00
PRESENTED & RECORDED: 08/31/1998 3:21PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLZA
STATE OF NC REAL ESTATE EXTX: \$ 200.00
BK2022 P1282 - P1283

Excise Tax 200.00

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

Tax Lot 27 Block No. 4986, Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to: Grantee; 2320 Amelia 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 18th day of August, 1998, by and between

GRANTOR	GRANTEE
James M. Hammond, Single	Carolyn A. Collins

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

BEING KNOWN AND DESIGNATED as Lot No. 27, as shown on the Map of Six Acre Court, recorded in Plat Book 17, Page 92, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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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 17, at Page 92

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.

James M. Hammond (SEAL)
James M. Hammond, Single

(SEAL)

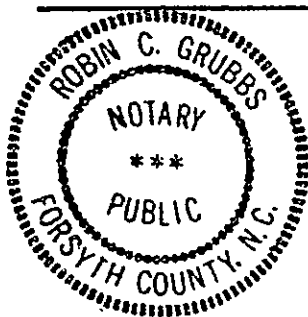
Attest: _____

Secretary

By: _____

President

(Corporate Seal)



NORTH CAROLINA - FORSYTH COUNTY

I, Robin C. Grubbs a Notary Public of the County and State aforesaid, certify that James M. Hammond, Single, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 27th day of August, 1998. My Commission expires: 16/21/2001 Robin C. Grubbs 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 Robin C. Grubbs

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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