

1  
FORSYTH CO., NC 144 FEE: \$ 10.00  
PRESENTED & RECORDED: 09/18/1998 1:24PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: GORDON  
NO TAXABLE CONSIDERATION  
BK2025 P1121 - P1122 *for 2025*

Excise Tax

Recording Time, Book and Page

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

Mail after recording to ~~Grantee~~ *Bob Willard* 3757 Tulip Dr.  
Winston-Salem, N.C. 27105

This instrument was prepared by \_\_\_\_\_ Parks Roberts, Attorney \_\_\_\_\_

Brief description for the Index

Lot 1 Sec. I Briarwood Estates  
Lot 11 Sec. II Briarwood Estates

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this *18th* day of *Sept.*, 1998, by and between

GRANTOR

GRANTEE

BOB L. WILLARD and wife,  
IRENE M. WILLARD

GEORGE SPEARS And wife,  
DORA SPEARS

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 \_\_\_\_\_, Middlefork Township, \_\_\_\_\_ Forsyth County, North Carolina and more particularly described as follows:

Tract 1:

BEING KNOWN AND DESIGNATED as Lot No. 1, as shown on the map of Section 1 Briarwood Estates, recorded in Plat Book 20, Page 126, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 2:

BEING KNOWN AND DESIGNATED as Lot 11 as shown on the map of Section II Briarwood Estates, recorded in Plat Book 23, Page 83, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BK2025PG1121

The property hereinabove described was acquired by Grantor by instrument recorded in

Deed Book 1285, Page 1278 and Deed Book 1285, Page 1279.

A map showing the above described property is recorded in Plat Book 20 & 23 page 126 & page 83

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:

save and except easements 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.

\_\_\_\_\_  
(Corporate Name)

By: \_\_\_\_\_

\_\_\_\_\_  
President

ATTEST: \_\_\_\_\_

\_\_\_\_\_  
Secretary (Corporate Seal)

USE BLACK INK ONLY

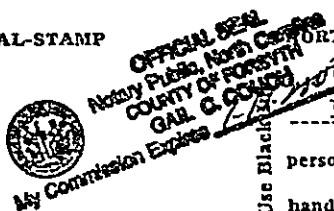
*Bob L. Willard* (SEAL)  
BOB L. WILLARD

*Irene M. Willard* (SEAL)  
IRENE M. WILLARD

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

SEAL-STAMP



NORTH CAROLINA, Forsyth County.

Notary Public of the County and State aforesaid, certify that BOB L. WILLARD and wife, \_\_\_\_\_

IRENE M. WILLARD \_\_\_\_\_ Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 12th day of Sept. 1998

My commission expires: 1-11-2000 *Gail C. Couch* Notary Public

SEAL-STAMP

USE BLACK INK

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 \_\_\_\_\_, \_\_\_\_\_

My commission expires: \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of *Gail C. Couch, NP*

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.

**DOCKE C. WOOD, REGISTER OF DEEDS**

REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY

By *Kare D. D.* Deputy/Assistant - Register of Deeds

BK2025PG1122