

Mail To: Box 479

WARRANTY DEED-Form WD-601

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STATE OF NORTH CAROLINA, Forsyth County.

THIS DEED, Made this 23rd day of September, 19 98, by and between John A. Joyce and wife, Martha H. Joyce of _____ County

and state of North Carolina, hereinafter called Grantor, and Richard V. Linville of Forsyth County and State of North Carolina, hereinafter

called Grantee, whose permanent mailing address is 6321 Vance Rd., Kernersville, NC 27284

WITNESSETH: That the Grantor, for and in consideration of the sum of (\$1.00 & O.V.G.C.) One and O.V.G.C. Dollars and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in

Township, Forsyth County, North Carolina, described as follows:

BEGINNING at an iron stake in the eastern right-of-way line of U.S. Highway 158, said iron stake being the northeast corner of Samuel Dixon Vernon; thence North 45 degrees 15 minutes East 60.0 feet with the east line of said highway to an iron stake, a new corner with James E. Hockaday; thence South 40 degrees 10 minutes East 130.0 feet along a new line with said Hockaday to an iron stake, a new corner; thence South 44 degrees 36 minutes West 200.0 feet, a new line of said Hockaday to an iron stake in the east line of the said Vernon lot; thence North 04 degrees 00 minutes East 200.0 feet along the said Vernon East line to an iron stake, the place of BEGINNING. Being a lot from the northern portion of the James E. Hockaday tract of land, as surveyed by Otis A. Jones RLS on April 4, 1967.

FORSYTH CO, NC 137 FEE: \$ 8.00
PRESENTED & RECORDED: 09/28/1998 12:42PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
STATE OF NC REAL ESTATE EXT: \$ 30.00
BK2026 P2813 - P2813 OW

BK2026PG2813

The above land was conveyed to Grantor by _____ See Book No. _____, Page _____.
TO HAVE AND TO HOLD The above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his heirs and/or successors and assigns forever.

And the Grantor covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever. SAVE AND EXCEPT ANY EASEMENTS OR RESTRICTIONS OF RECORD.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

IN WITNESS WHEREOF, The Grantor has hereunto set his hand and seal, the day and year first above written.

John A. Joyce (SEAL)

Martha H. Joyce (SEAL)

STATE OF NORTH CAROLINA Stokes COUNTY.

I, Karen S. Branscome, a Notary Public of said County, do hereby certify that

John A Joyce and Martha H Joyce

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the 24th day of September

My Commission Expires: 4-15-2003 Karen S. Branscome

STATE OF NORTH CAROLINA _____ COUNTY.

I, _____, a Notary Public of said County, do hereby certify that

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the _____ day of _____, 19 ____.

My Commission Expires: _____, N. P. (SEAL)

STATE OF NORTH CAROLINA, FORSYTH COUNTY.

The foregoing certificate(s) of Karen S Branscome

is (are) certified to be correct. This instrument was presented for registration this _____ day of _____, 19 ____.

at _____ A. M., P. M., and duly recorded in the office of the Register of Deeds of _____ County,

North Carolina, in Book _____, Page _____

This the 26 day of September, A. D., 19 98.

DICKIE C. WOOD, REGISTER OF DEEDS

Register of Deeds

By Nick Oliver Assistant, Deputy Register of Deeds

This Deed drawn by H. Dwight Nelson, Attorney at Law P.O. Box 902 Rural Hall, NC 27045