

Drafted By: H. Dwight Nelson - 79

Mail To:

WARRANTY DEED-Form WD-601

Printed and for sale by James Williams & Co., Inc., Yadkinville, N. C.

STATE OF NORTH CAROLINA, Forsyth County.
THIS DEED, Made this 23rd day of September, 19 98, by and between Mittie Viola Morgan Hockaday
(Widow) by her attorney-in-fact Martha Hockaday Joyce 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 a stone on the North side of Flat Rock Road, W. F.
Dean's corner (in 1905); thence South 43' West along said road 22
poles to a stone in the center of said road; thence South 34
poles and 15 links crossing the branch to a stone; thence North
43' East 27 poles to a stone in W. F. Dean's line; thence North
on Dean's line 34 poles and 15 links to the BEGINNING; and
containing 4.75 acres, more or less. For further description
deed recorded in Deed Book 77 at page 270 in the Office of the
Register of Deeds in Forsyth County, North Carolina.

SAVE AND EXCEPT any properties, if any, heretofore conveyed by
James E. Hockaday and Mittie V. Hockaday out of the above-
described property.

The above described property is known on the Forsyth County Tax
Maps as Tax Lot 3B, Block 5422, and is the same property as that
property described in Deed Book 440 at page 294.

139
FORSYTH CO, NC FEE: \$ 10.00
PRESENTED & RECORDED: 09/28/1998 12:42PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
STATE OF NC REAL ESTATE EXT: \$ 146.00
BK2026 P2816 - P2817

BK2026P62816

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 en-
cumbrances (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.

(SEAL)

(SEAL)

Mittie Viola Morgan Hockaday By P.O.A. Martha H. Joyce
MITTIE VIOLA MORGAN HOCKADAY by her Attorney-in-Fact Martha Hockaday Joyce
(SEAL) (SEAL)

CERTIFICATE OF ACKNOWLEDGMENT - BY ATTORNEY-IN-FACT

NORTH CAROLINA, Forsyth COUNTY
(Place of State and County where acknowledgment or proof is taken)

I, Karen S. Branscome, a Notary Public of Stokes County, North Carolina do hereby

herby certify that Martha Hockaday Joyce, attorney-in-fact for Mittie Viola Morgan Hockaday
(Name of person or company who executed instrument through attorney-in-fact)

_____, personally appeared before me this day, and being by me duly

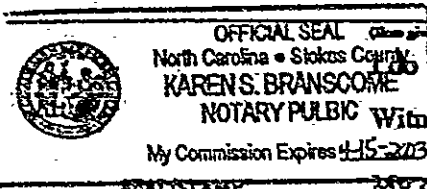
sworn, says that he executed the foregoing and annexed instrument for and in behalf of Mittie Viola Morgan Hockaday
(Name of person or company who executed the instrument through attorney-in-fact)

; and that his authority to execute and

acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of
Deeds of Forsyth County, North Carolina, on Book 1648 Page 4187, and that this instrument was executed under and

by virtue of the authority given by said instrument granting him power of attorney; that the said Martha Hockaday Joyce
(Name of person or company who executed the instrument through attorney-in-fact)

acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said



Further certify that I am not a party to the attached instrument.

Witness my hand and notarial seal this the 24th day of September, 19 98.

My commission expires 4-15-2003. Karen S. Branscome Notary Public

Warranty Deed

TO

Consideration - - - \$
Dated.....day of.....19.....

STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Karen S. Beane

NP(s) is/are certified to be correct this the 12 day of September, 1998
Dickie C. Wood, Register of Deeds by: [Signature] Deputy/Asst

BK2026PG2817