

Drafted By: H. Dwight Nelson - 79

Mail To:

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 Mittie Viola Morgan Hockaday (Widow) by her attorney-in-fact Martha Hockaday Joyge

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.

FORSYTH CO, NC 139 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
EK2026 F2816 - F2817

BK2026PG2816

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. Mittie Viola Morgan Hockaday (SEAL) ATTORNEY-IN-FACT Martha Hockaday Joyge (SEAL)

CERTIFICATE OF ACKNOWLEDGMENT - BY ATTORNEY-IN-FACT

NORTH CAROLINA, Forsyth COUNTY

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

herby certify that Martha Hockaday Joyge, attorney-in-fact for Mittie Viola Morgan Hockaday

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

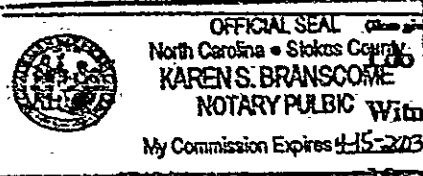
sworn, says that he executed the foregoing and annexed instrument for and in behalf of Mittie Viola Morgan Hockaday

; 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 Joyge

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, 1998.

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. Beancome

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

BK2026PG2817