

FORSYTH CO, NC 127 FEE: \$ 10.00  
PRESENTED & RECORDED: 11/30/1998 11:35AM  
DICKIE C. WOOD REGISTER OF DEEDS BY: HODVA ✓  
STATE OF NC REAL ESTATE EXTX: \$ 238.00  
BK2038 P 601 - P 602

*[Handwritten Signature]*

Excise Tax \$238.00

Recording Time, Book and Page

Tax Lot No. .... Parcel Identifier No. ....  
Verified by ..... County on the ..... day of ..... 19.....  
by .....

Mail after recording to Craige, Brawley, Liipfert & Walker, L.L.P., P.O. Box 1666, Winston-Salem, NC 27102

This instrument was prepared by J. LaRoss Ketner, Attorney

Brief description for the Index LT 039, BLK 2993B, SEC 1, PINEBROOK MANOR

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30th day of November, 1998, by and between

**GRANTOR**  
Robert F. Honeycutt and wife,  
Deborah Y. Honeycutt

**GRANTEE**  
William A. Gallagher and wife,  
Margaret Gallagher  
201 Creek's Edge Court  
Winston Salem, NC 27105

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 Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 39, as shown on the Map of Pinebrook Manor, Section 1, which is recorded in Plat Book 32, Page 124 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

SUBJECT to to that certain easement allowing the existing entrance column to remain on the above-described Lot, as further described in Deed Book 1640, Page 2182, Forsyth County Registry.

Deed Book Reference: 1713/0459

BK2038PG0601

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1713, Page 459...

A map showing the above described property is recorded in Plat Book 32..... page 124.....

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, Conditions and Restrictions of record, if any.

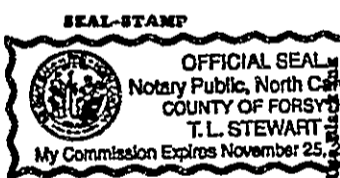
Current year ad valorem property taxes.

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

*Robert E. Honeycutt* (SEAL)  
Robert E. Honeycutt  
*Deborah Y. Honeycutt* (SEAL)  
Deborah Y. Honeycutt  
----- (SEAL)  
----- (SEAL)



NORTH CAROLINA, Forsyth County.  
I, a Notary Public of the County and State aforesaid, certify that Robert E. Honeycutt and wife, Deborah, Honeycutt Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30th day of November, 1998.  
My commission expires: 11-25-2001 T.L. Stewart Notary Public

SEAL-STAMP

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 \_\_\_\_\_, 19\_\_\_\_.  
My commission expires: \_\_\_\_\_ Notary Public

Use Black Ink

The foregoing Certificate(s) of T.L. Stewart, Notary Public

in/are certified to be correct, REGISTER OF DEEDS  
DICKIE G. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY  
By *Dickie G. Wood* Deputy/Assistant-Register of Deeds