

FORSYTH CO, NC 236 FEE: \$ 10.00
PRESENTED & RECORDED: 11/30/1998 1:53PM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
STATE OF NC REAL ESTATE EXTX: \$ 144.00
BK2038 P1031 - P1032

Drawn By And Return To:

FORQUER & GREEN
7990 NORTH POINT BLVD.
SUITE 120
WINSTON-SALEM, NC 27108

Excise Tax \$144.00

Recording Time, Book and Page

Tax Lot No. 4951A Parcel Identifier No. 108
Verified by County on the day of 19.....
by

Mail after recording to FORQUER & GREEN, 7990 North Point Blvd.--Suite 120, Winston-Salem, NC 27106

This instrument was prepared by C. CALAWAY, 7990 North Point Blvd.--Suite 120, Winston-Salem, NC

Brief description for the Index

LT 108, SEC 2, PINEBROOK VALLEY

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 23rd day of November, 1998, by and between

GRANTOR

Travis J. Sink and
Scott W. Boyles

GRANTEE

Richard D. Tolliver and wife,
Tania Tolliver
5904 Sprucepine Drive
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 108 as shown on map of Pinebrook Valley, Section 2, recorded in Plat Book 26, at Page 31, in the Office of the Register of Deeds of Forsyth County, North Carolina.

BK2038PG1031

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

A map showing the above described property is recorded in Plat Book 26..... page 31.....

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:

Restrictive covenants recorded in Book 1164, Page 1699 Forsyth County Registry.

Easements and Restrictions of record.

1999 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

.....
Travis J. Sink (SEAL)

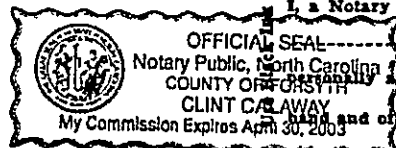
.....
Scott W. Boyles (SEAL)

..... (SEAL)

..... (SEAL)

SEAL-STAMP

NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that Travis J. Sink and Scott W. Boyles

..... Grantor,

..... appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my

hand and official stamp or seal, this 23rd day of November, 1998.

My commission expires: 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

The foregoing Certificate(s) of
Clint Calaway, 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.

By
DICKIE C. WOOD, REGISTER OF DEEDS
REGISTER OF DEEDS FOR COUNTY

By
Deputy/Assistant - Register of Deeds

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