

FORSYTH CO, NC 13 FEE: \$ 10.00
PRESENTED & RECORDED: 12/21/1998 10:08AM
DIXIE C. WOOD REGISTER OF DEEDS BY: HODZVA
STATE OF NC REAL ESTATE EXTX: \$ 71.00
BK2042 P 49 - P 50

Excise Tax

Recording Time, Book and Page

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

Mail after recording to Bell, Davis & Pitt, P.A. Box (mmo)
106

This instrument was prepared by Richard E. Stover, Esq., PO Box 775, King, NC 27021

Brief description for the Index Doublegate, Section 2, Lot 33

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14th day of December, 19 98, by and between

GRANTOR

GRANTEE

THE NEW FORTIS CORPORATION

Dave Anthony vonClausburg
and wife,
Donna vonClausburg

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 Clemmons, Clemmons Township, Forsyth County, North Carolina and more particularly described as follows:

BEING all of Lot No. 33, as shown on a recorded plat entitled "DOUBLEGATE, SECTION 2", as developed by The New Fortis Corporation, said plat being recorded in Plat Book 38, Page 12, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description.

The above described property is subject to the restrictive covenants as recorded in Deed Book 1854, Page 2780, and modified in Deed Book 1870, Page 3235, in the Office of the Register of Deeds of Forsyth County, North Carolina.

TAX BLOCK 4213A
LOT 033

BK2042PG0049

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

A map showing the above described property is recorded in Plat Book 38 page 12

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 AND RESTRICTIONS OF RECORD, IF ANY.



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.

THE NEW FORTIS CORPORATION
Corporate Name
By: *Michael E. Johnson V.P.*
VICE President

ATTEST: *Elizabeth S. Fleming*
Secretary (Corporate Seal)

USE BLACK INK ONLY
.....(SEAL)
.....(SEAL)
.....(SEAL)
.....(SEAL)

SEAL-STAMP NORTH CAROLINA, County.
I, a Notary Public of the County and State aforesaid, certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of, 19.....
My commission expires: Notary Public

SEAL-STAMP NORTH CAROLINA, Stokes County.
I, a Notary Public of the County and State aforesaid, certify that Elizabeth S. Fleming Assistant Secretary of The New Fortis Corporation a North Carolina corporation, and that by authority duly Vice and as the act of the corporation, the foregoing instrument was signed in its name by its her Assistant Secretary, sealed with its corporate seal and attested by
Witness my hand and official stamp or seal, this 14th day of December 19 98
My commission expires: 3/29/2002 *Meredith A. Soetermans* Notary Public

The foregoing Certificate(s) of *Meredith A. Soetermans*

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.

DICKIE C. WOOD, REGISTER OF DEEDS REGISTER OF DEEDS FOR FURSTH COUNTY
By *Dickie C. Wood* Deputy/Assistant - Register of Deeds