

FORSYTH CO, NC 266 FEE: \$ 10.00  
PRESENTED & RECORDED: 01/15/1999 4:36PM  
DICKIE C. WOOD - REGISTER OF DEEDS BY: CAMPBELL  
STATE OF NC REAL ESTATE EXTX: \$ 54.00  
BK2046 P1071 - P1072 *Blaylock*

Excise Tax \$ 54.

Recording Time, Book and Page

Tax Lot No. 22, Block 5255 Parcel Identifier No. \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

Mail after recording to Peebles & Schramm, 102 S. Cherry Street, Winston-Salem, NC 27101  
This instrument was prepared by Stafford R. Peebles, Jr.

Brief Description for the index Lot 22, Tipton Estates, Sec. 2

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made Jan 15, 1999, by and between

GRANTOR	GRANTEE
ROY K. SWIFT and wife, SANDRA Y. SWIFT	BOBBY LEE WALL, JR. (Single) 1986 Cartwright Drive Kernersville, NC 27284

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, Belevs Creek Township, Forsyth County, North Carolina and more particularly described as follows.

BEING KNOWN AND DESIGNATED as Lot No. 22 as shown on the Map of TIPTON ESTATES, SECTION 2, as recorded in Plat Book 25 at Page 92 in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

BK2046PG1071

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1536, Page 600.

A map showing the above described property is recorded in Book 25, Page 92.

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:

Restrictions and easements 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.

\_\_\_\_\_  
(Corporate Name)

*Roy K. Swift*  
\_\_\_\_\_  
ROY K. SWIFT (SEAL)

By: \_\_\_\_\_

*Sandra Y. Swift*  
\_\_\_\_\_  
SANDRA Y. SWIFT (SEAL)

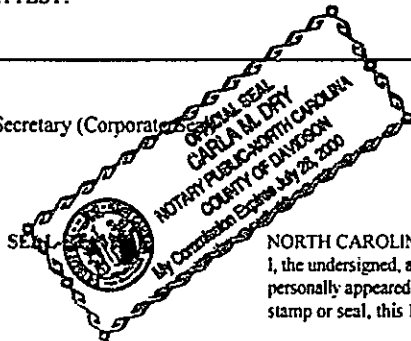
President

\_\_\_\_\_  
(SEAL)

ATTEST:

\_\_\_\_\_  
(SEAL)

Secretary (Corporate)



NORTH CAROLINA, Forsyth County, *Carla M. Day*  
I, the undersigned, a Notary Public of the County and State aforesaid, certify that **ROY K. SWIFT, SANDRA Y. SWIFT** Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15 day of Jan, 1999.

My commission expires:

*Carla M. Day* Notary Public

SEAL-STAMP

NORTH CAROLINA, Forsyth County,  
I, the undersigned, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he/she 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 him/her as its Secretary. Witness my hand and official stamp or seal, this \_\_\_ day of \_\_, \_\_.

My commission expires:

Notary Public

The foregoing Certificate(s) of *Carla M. Day, N.P.*

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 **FORSYTH** COUNTY

By: *[Signature]* Deputy Assistant-Register of Deeds

BK2046PG1072