

FORSYTH CO, NC 24 FEE: \$ 10.00  
PRESENTED & RECORDED: 03/02/1999 10:31AM  
DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA  
STATE OF NC REAL ESTATE EXT: \$ 10.00  
BK2054 P1213 - P1214

Excise Tax \$10.00

Recording Time, Book and Page

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

Mail after recording to Bailey & Thomas Box 83

This instrument was prepared by Wesley Bailey, Bailey & Thomas, P.A, P. O. Box 52, Winston-Salem, NC  
Brief description for the Index 27102-0052

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 20<sup>th</sup> day of March, 1997, by and between

GRANTOR  
MATTHEW D. WILLARD (SINGLE)

GRANTEE  
ROSA LEE COOK

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 Forsyth Township,

County, North Carolina and more particularly described as follows:

BEING KNOWN and designated as Lot #4 as shown on the map of the I. B. SWAIM PROPERTY, same being recorded in Plat Book 22, at Page 105, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map of the property is hereby made for a more particular description.

BK2054PG1213

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

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_

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:

Save and except easements, rights of way and restrictions on subject property and ad valorem taxes hereafter becoming due and payable.

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

*Matthew D. Willard*  
MATTHEW D. WILLARD (SEAL)

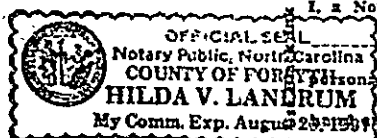
\_\_\_\_\_  
(SEAL)

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

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

SEAL-STAMP

NORTH CAROLINA, *Forsyth* County.



I, a Notary Public of the County and State aforesaid, certify that *Matthew D. Willard* Grantor,

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

hand and official stamp or seal, this *20th* day of *March*, 19*97*.

My commission expires: *August 20, 1997* *Hilda V. Landrum* 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 *Hilda V. Landrum*

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

FORSYTH

REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY

By *Dickie C. Wood* Deputy Clerk - Register of Deeds

BK2054PG1214