

FORSYTH CO, NC 29 FEE: \$ 10.00
PRESENTED & RECORDED: 03/03/1999 10:16AM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
STATE OF NC REAL ESTATE EXT: \$ 154.00
BOOK 32 PAGE 25

MAIL AFTER RECORDING TO: 4891 Oak Branch Lane, Walnut Grove, NC 27051
THIS INSTRUMENT WAS PREPARED BY: MARK E. RANDOLPH

NORTH CAROLINA)
FORSYTH COUNTY)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 3rd day of March, 1999, by and between James E. Klein and wife, Wanda H. Klein, GRANTOR; and Ronald Wayne Madden and wife, Sherry Ann Madden, GRANTEE.

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

BEING KNOWN AND DESIGNATED as Lot Numbers 91, 92, and 93 as shown on the Map of R. Don Cain Property, Phase One, as recorded in Plat Book 32, Page 25 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.

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, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

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IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

James E. Klein (SEAL)
James E. Klein

Wanda H. Klein (SEAL)
Wanda H. Klein

NORTH CAROLINA)
)
FORSYTH COUNTY)

I, Jaime H. Dalton, a Notary Public of Forsyth County and State aforesaid, certify that James E. Klein and wife, Wanda H. Klein personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 3rd day of March, 1999.



OFFICIAL SEAL
North Carolina - Forsyth County
JAIME H. DALTON
NOTARY PUBLIC

Jaime H. Dalton
Notary Public

My commission expires: 4-1-2002

NORTH CAROLINA, FORSYTH COUNTY

The foregoing certificate of Jaime H. Dalton, a Notary Public of _____ County, North Carolina, 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: B. Lumphreys FORSYTH Deputy/Assistant Register of Deeds

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