

FORSYTH CO, NC 201 FEE: \$ 10.00  
 PRESENTED & RECORDED: 05/19/1999 3:23PM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: HOODVA

STATE OF NC REAL ESTATE EXT: \$ 329.00  
 COMMONS, P1394 - P1395  
 BK 2068

MAIL AFTER RECORDING TO: 4190 Briar Creek Road, Clemmons, NC 27012  
 THIS INSTRUMENT WAS PREPARED BY: MARK E. RANDOLPH

NORTH CAROLINA )  
 )  
 FORSYTH COUNTY )

# NORTH CAROLINA GENERAL WARRANTY DEED

**THIS DEED** made this 17th day of May, 1999, by and between John T. Poholsky and wife, Susan Y. Poholsky, GRANTOR; and Jack LaMantia, Jr. and wife, Beverly K. LaMantia, 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:

Located in Forsyth County, North Carolina and being all of Lot 3, Meadowbrook Section of Forest Hills Estates, Block J, as shown on a plat recorded in Plat Book 19, Page 117 (2), aforesaid County Registry.

**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.

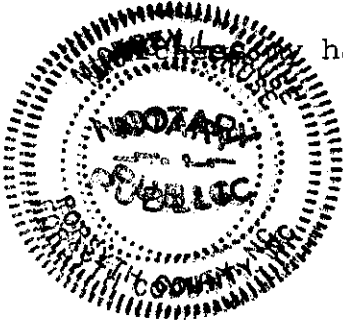
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

John T. Poholsky (SEAL)  
John T. Poholsky

Susan Y. Poholsky (SEAL)  
Susan Y. Poholsky

NORTH CAROLINA )  
FORSYTH COUNTY )

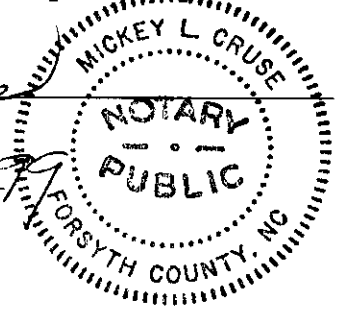
I, Mickey L. Cruse, a Notary Public of Forsyth County and State aforesaid, certify that John T. Poholsky and wife, Susan Y. Poholsky personally appeared before me this day and acknowledged the execution of the foregoing instrument.



My hand and official stamp or seal, this 17 day of May, 1999.

Mickey L. Cruse  
Notary Public

My commission expires: 7-22-99



NORTH CAROLINA, FORSYTH COUNTY

The foregoing certificate of Mickey L. Cruse, a Notary Public of Forsyth 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.

REGISTER OF DEEDS FOR FORSYTH COUNTY

By: W. C. Cruse Deputy/Assistant Register of Deeds