

Recording Time, Book and Page: FORSYTH CO, NC 172 FEE: \$ 8.00
PRESENTED & RECORDED: 05/28/1999 12:45PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
STATE OF NC REAL ESTATE EXTX: \$ 127.00
BK2070 P 765 - P 765

Excise Tax \$

Tax Block 3440 Tax Lot Nos. 11C, 12C, 13C and 14C Map No. 630870

Property Address: 3928 BURTIS STREET, WINSTON-SALEM, NC 27105

Mail after recording to Janice Acker, 3928 Burtis Street, Winston-Salem, NC 27105

This instrument was prepared by ATTORNEY BILLY D. FRIENDE, JR.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 27th day of MAY, 1999 by and between

GRANTOR

GRANTEE

PRISCILLA FORD (SINGLE)

JANICE A. ACKER (UNMARRIED)

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

BEING KNOWN AND DESIGNATED AS Lots 11C, 12C, 13C, and 14C of Brookside, as shown on a plat map of same recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 12, at Page 121 reference to which is hereby made for a more particular description. Being further known on the Forsyth County Tax Maps as Tax Lots 11C, 12C, 13C, and 14C, Block 3440.

This conveyance made subject to easements and restrictions of record.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1620 Page 2226.

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:

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.

(SEAL)

Priscilla Ford (SEAL)
PRISCILLA FORD

(SEAL)

(SEAL)

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I, MIRIAM G. CLEMONS, a Notary Public of Forsyth County, NC, certify that PRISCILLA FORD, Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 27th day of May, 1999.

My commission expires: 06-19-2002

Miriam G. Clemons
Notary Public

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I, _____, a Notary Public of Forsyth County, NC, certify that _____, Grantor(s), 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 _____, 1998.

My commission expires: _____

Notary Public

The foregoing Certificate (s) of MIRIAM G. CLEMONS, ^{NP} is/are certified to be correct. This the 28th day of May, 1999.

Dickie C. Wood, Register of Deeds for Forsyth County

By _____ *Dickie C. Wood* Deputy/Assistant-Register of Deeds.

