

FORSYTH CO, NC 254 FEE: \$ 10.00
PRESENTED & RECORDED: 06/02/1999 4:56PM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
STATE OF NC REAL ESTATE EXT: \$ 189.00
BK2070 P4687 - P4688



NO CLOSING PERFORMED
NO TITLE SEARCH REQUESTED

Excise Tax

Recording Time, Book and Page

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

Mail after recording to ~~JOHN B. TIMMONS,~~ *Blanco Tackabery Box #52 (JMM)*

This instrument was prepared by Richard E. Stover, Esq., PO Box 775, King NC 27021

Brief description for the Index

Greenbrier Farm, Phase III, Lot 198

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28th day of May, 1999, by and between

GRANTOR

GRANTEE

W. WAYNE FRYE ORGANIZATION, INC.

**JOHN B. TIMMONS
and wife,
ANN G. TIMMONS**

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

Being known and designated as Lot No. 198 as shown on the plat of GREENBRIER FARM, PHASE III, SECTION 2, as recorded in Plat Book 41, Page 138, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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

A map showing the above described property is recorded in Plat Book 41 page 138

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 AND RESTRICTIONS OF RECORD, IF ANY.

WARRANTY EXCEPTION FOR TAXES-YEAR 2000 AND SUCCEEDING YEARS. SELLER TO PAY 1999 TAXES.

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.

W. WAYNE FRYE ORGANIZATION, INC. (Corporate Name)
By: W. Wayne Frye (President)
ATTEST: Donald G. Stanner (Secretary)

USE BLACK INK ONLY

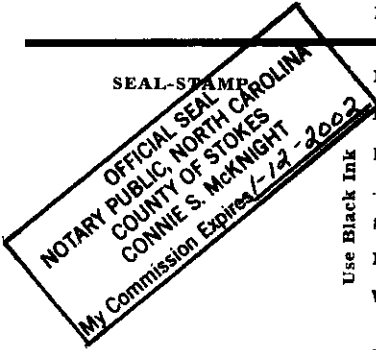
(SEAL)
(SEAL)
(SEAL)
(SEAL)

SEAL-STAMP

NORTH CAROLINA, Stokes County.

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 1st day of June, 1999. My commission expires: January 12, 2002 Notary Public



NORTH CAROLINA, Stokes County.

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that RICHARD E. STOVER, ASS'T Secretary of W. WAYNE FRYE ORGANIZATION, INC. 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 as its ASS'T Secretary. Witness my hand and official stamp or seal, this 1st day of June, 1999. My commission expires: January 12, 2002 Connie S. McKnight Notary Public

The foregoing Certificate(s) of Connie S. McKnight, NP

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