

DRAFTED BY: STEPHEN G. CALAWAY

RECORDING TIME FORSYTH CO, NC 221 FEE: \$ 8.00
PRESENTED & RECORDED: 06/23/1999 2:57PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA ✓
STATE OF NC REAL ESTATE EXT: \$ 806.00
BK: 2073 P4477 - P4477

EXCISE TAX

PROBATE AND FILING FEE \$ _____ PAID

Tax Block: 6295 Lot: 90 Parcel Identifier No.: _____

Property Address: _____

Mail after recording to: SAMUEL L. SHAFER 133 WINDRUSH CT. WINSTON-SALEM NC 27106

Mail future tax bills to: _____

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 22 day of JUNE, 19 99, by and between

GRANTOR

GRANTEE

ALAN G. FLETCHER AND WIFE,
DEBRA L. FLETCHER

SAMUEL L. SHAFER AND WIFE,
NANCY R. SHAFER

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, in consideration of (\$ 10.00 OVC) TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS 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 in Forsyth County, North Carolina WINSTON Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT NO. 90 AS SHOWN ON A PLAT OF GREENBRIER FARM, PHASE II, SECTION ONE, AS RECORDED IN PLAT BOOK 40, PAGE 96 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NC TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

The above land was conveyed to Grantor by YOUNG ACRES VENTURE, LLC (see book number 1988 page 206)

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD

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

Alan G. Fletcher (seal) Debra L. Fletcher (seal)
ALAN G. FLETCHER DEBRA L. FLETCHER
(seal) (seal)

STATE OF NORTH CAROLINA - Forsyth County

OFFICIAL SEAL I, Doreen S. Lusk, a Notary Public of Forsyth County, NC, do hereby certify that ALAN G. FLETCHER AND WIFE, DEBRA L. FLETCHER personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 22 day of June, 1999.
NOTARY PUBLIC, NORTH CAROLINA
DOREEN S. LUSK
COUNTY OF FORSYTH
MY Commission Expires 3/22/2002

SEAL/STAMP My commission expires 3/22/2002, 1999. Doreen S. Lusk Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP My commission expires _____, 19____. _____ Notary Public

The foregoing Certificate(s) of Doreen S. Lusk

is/are certified to be correct.

This the 23 day of June, 1999.

L. E. Spens, Register of Deeds for Forsyth County by:

Dickie C. Wood Deputy/Assistant