

DRAFTED BY: Willie M. Kennedy

RECORDING TIME

FORSYTH CO, NC

352

FEE: \$ 10.00

PRESENTED &amp; RECORDED: 06/30/1999 4:26PM

DICKIE C. WOOD REGISTER OF DEEDS BY: CAMPBE

STATE OF NC REAL ESTATE EXT: \$ 40.00

BK2075 P1524 - P1525

## EXCISE TAX

Tax Block: 1206 " Lot: 1, 2, 3, 4, 5 Parcel Identifier No.:  
 Property Address: 1925 Bowen Blvd. & Lots 4&5 Bowen Blvd, Winston-Salem, NC 27105  
 Mail after recording to: Kenneth Crumb and Barbara Crumb, 3811 Tiverton Dr., W-S, NC 27105  
 Mail future tax bills to: " " " " " " " " " "

## FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30th day of June, 1999, by and between

## GRANTOR

Maurice P. Johnson and husband  
 Lemuel Johnson

## GRANTEE

Kenneth Crumb  
 Barbara Crumb, wife

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 \$ 100,008.00 OVC, One Hundred Dollars, to them 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-Salem Township, more particularly described as follows:

## TRACT ONE:

Being known and designated as Lots 4 and 5 in Block "A" as shown on map of Bowen Park recorded in Plat Book 12 Page 92, in the Office of the Register of Deeds of Forsyth County, North Carolina. Being all and the same property conveyed to Maude S. Pitts by deed recorded in Deed Book 601 Page 297.

## TRACT TWO:

Being known and designated as Lots 1, 2, and 3 in Block "A" as shown on map of Bowen Park, recorded in Plat Book 12 Page 92, in the Office of the Register of Deeds of Forsyth County, North Carolina. (See Deed Book 566 Page 473 and Book 1005 Page 273.)

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 the following exceptions:

IN WITNESS WHEREOF the Grantor has 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.

<u>Maurice P. Johnson</u> (seal)	<u>Lemuel L. Johnson</u> (seal)
Maurice P. Johnson (seal)	Lemuel Johnson (seal)
(seal)	(seal)
(seal)	(seal)
(seal)	(seal)

Corporate Name

ATTEST:

By: \_\_\_\_\_  
 \_\_\_\_\_ President \_\_\_\_\_ Secretary \_\_\_\_\_ Corporate Seal

## STATE OF NORTH CAROLINA - Forsyth County

I, \_\_\_\_\_, a Notary Public of Forsyth County, NC, do hereby certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is \_\_\_\_\_ secretary of \_\_\_\_\_ a North Carolina corporation, and that by authority duly given 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 \_\_\_\_\_ as its \_\_\_\_\_ Secretary. Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_. My commission expires \_\_\_\_\_, 19\_\_\_\_. \_\_\_\_\_ Notary Public

SEAL/STAMP

## STATE OF NORTH CAROLINA - Forsyth County

I, Chirell Salisbury, a Notary Public of Forsyth County, NC, do hereby certify that Maurice P. Johnson and Lemuel Johnson personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 30<sup>th</sup> day of June, 1999. My commission expires 1-4-2000, Chirell Salisbury Notary Public

SEAL/STAMP

## 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\_\_\_\_. My commission expires \_\_\_\_\_, 19\_\_\_\_. \_\_\_\_\_ Notary Public

SEAL/STAMP

## 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\_\_\_\_. My commission expires \_\_\_\_\_, 19\_\_\_\_. \_\_\_\_\_ Notary Public

SEAL/STAMP

## 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\_\_\_\_. My commission expires \_\_\_\_\_, 19\_\_\_\_. \_\_\_\_\_ Notary Public

SEAL/STAMP

The foregoing Certificate(s) of Chirell Salisbury, NP

is/are certified to be correct.

This the 30<sup>th</sup> day of June, 1999.

Dickie C. Wood, Register of Deeds for Forsyth County by:

Dickie C. Wood Deputy/Assistant  
 Forsyth County Register of Deeds form LFD 12/96