

FORSYTH CO, NC 177 FEE: \$ 10.00
PRESENTED & RECORDED: 07/20/1999 3:11PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
STATE OF NC REAL ESTATE EXT: \$ 865.00
BK2077 P3796 - P3797

Excise Tax \$ 865.00

Recording Time, Book and Page

Tax Lot No. 42, 43, 44, 45, 46A, 47A, Block 1787 Parcel Identifier No.
Verified by County on the day of
by

Mail after recording to GRANTEES, 1046 ENGLEWOOD ROAD, WINSTON SALEM, NC 27106

This instrument was prepared by BYNUM & MURPHREY, PLLC, 3400 HEALY DRIVE, SUITE A, WINSTON SALEM, NC

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 2nd day of July, 1999, by and between

GRANTOR

ANDREW C. ELLIS and wife,
KELLY T. ELLIS

GRANTEE

KENNETH ROBERT TUCKER and wife,
WENDY WHITE TUCKER
1046 ENGLEWOOD ROAD
WINSTON SALEM, NC 27106

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 WINSTON SALEM, WINSTON Township, FORSYTH County, North Carolina and more particularly described as follows:

BEGINNING at an existing iron pin in the Western right-of-way line of Englewood Drive, said iron pin marking the Northeast corner of Lot No. 41 and the Southeast corner of Lot No. 42, as shown on the Map of Englewood, Block D, in Plat Book 3, Page 56A, Forsyth County Registry; running thence from said beginning North 89 degrees 37 minutes 47 seconds West 187.89 feet to an existing iron pin; running thence North 01 degrees 59 minutes 19 seconds East, 89.14 feet to an existing iron pin; running thence North 02 degrees 49 minutes 21 seconds East, 30.63 feet to an existing iron pin; running thence North 86 degrees 26 minutes 50 seconds East 166.57 feet to an existing iron pin in the Western right-of-way line of Englewood Drive; running thence with the Western right-of-way line of said Englewood Drive South 07 degrees 24 minutes 03 seconds East 132.32 feet to an iron pin, the point and place of BEGINNING. Also known as Lots Nos. 42, 43, 44, 45 and part of Lots Nos. 46 and 47, Block D, of Englewood, as shown in Plat Book 3, Page 56A, Forsyth County Registry.

Being all that same property as described in Deed Book 1731, Page 932 and Deed Book 1783, Page 3136, Forsyth County Registry. Informally known as tax lots 42, 43, 44, 45, 46A and 47A, Tax Block 1487, Forsyth County Tax Maps.

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

A map showing the above described property is recorded in Plat Book 23 page..... 153

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:
ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD, IF ANY.

1998 AND SUBSEQUENT YEARS AD VALOREM TAXES, IF ANY.

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.

.....
(Corporate Name)

By:
.....President

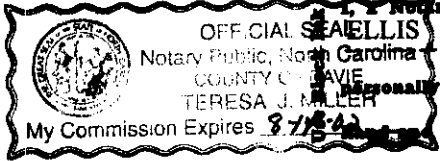
ATTEST:
.....
.....Secretary (Corporate Seal)

USE BLACK INK ONLY

.....(SEAL)
ANDREW C. ELLIS
.....(SEAL)
KELLY T. ELLIS
.....(SEAL)
.....(SEAL)
.....(SEAL)

SEAL-STAMP

NORTH CAROLINA, FORSYTH County.



I, a Notary Public of the County and State aforesaid, certify that ANDREW C. ELLIS and wife, KELLY T. ELLIS, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 2nd day of July 1999

My commission expires: 8-14-02 Teresa J. Miller Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that Secretary of 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 as its Secretary. Witness my hand and official stamp or seal, this day of

My commission expires: Notary Public

The foregoing Certificate(s) of Teresa J. Miller, h.p.

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

REGISTER OF DEEDS FOR FORSYTH COUNTY
Deputy Assistant - Register of Deeds