

DRAFTED BY: Loretta Hughes
Mail after recording to:
Loretta Hughes
P. O. Box 21091
Winston-Salem, NC
27120-1091

Tax Block & Lot: Block 909, Lot 76
Parcel ID:
Mail future tax bills to:
Loretta Hughes
P. O. Box 21091
Winston-Salem, NC 27120-1091

FORSYTH CO, NC **282** FEE:\$ 10.00
PRESENTED & RECORDED: 09/17/1999 3:41PM
DICKIE C. WOOD REGISTER OF DEEDS BY:BOLESP
NO TAXABLE CONSIDERATION
BK 2086 P 738 - P 739 *P. Boles*

RECORDING TIME

✓
Do
not
write
in
this
space

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17th day of September, 19 99, by and between

GRANTOR

GRANTEE

James Hughes (Deceased) and wife,
Mary Hughes of Forsyth County, NC and
Loretta Hughes of Chicago, Illinois

Loretta Hughes of Forsyth County, NC

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 & O.V.C.) Ten Dollars and Other Valuable Consideration~~ 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 Township, more particularly described as follows:

Lot 76, "Chatham Manufacturing Company," plat of which is recorded in Plat Book 10. Page 160, Forsyth County Registry, and reference to which plat is hereby made for a more particular description.

Being informally known as 1005 Row Street, Winston-Salem, NC 27105.

Being in all respects the same property as that described in the deed from Buford Royal Spear et ux, et al. to James J. Furches et ux., as recorded in Deed Book 893, Page 67, Forsyth County Registry.

Being known and designated as Lot 76, Block 909, in the tax records in Winston Township as the same are now constituted.

GIFT DEED

Property Address: 1005 Row Street, Winston-Salem, NC 27105

The above land was conveyed to Grantor by _____ (see book number _____ page _____)

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.

Mary Hughes (seal)
Mary Hughes NC (seal)
(seal)
(seal)
(seal)

Loretta Hughes (seal)
Loretta Hughes NC (seal)
(seal)
(seal)
(seal)

Corporate Name

ATTEST:

By: _____ President _____ Secretary _____ Corporate Seal

STATE OF NORTH CAROLINA - Forsyth County

I, [Signature], a Notary Public of Forsyth County, NC, do hereby certify that Mary Hughes personally came before me this day and acknowledged that she 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, [Signature], a Notary Public of Forsyth County, NC, do hereby certify that Mary Hughes & Loretta Hughes personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 17 day of Sept, 1999. My commission expires 2/8/2001. 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 Lyn Simmons, N.P.

is/are certified to be correct at the date of recordation shown

on the first page thereof. Dickie C. Wood, Register of Deeds for Forsyth County by: [Signature]