

FORSYTH CO, NC 205 FEE: \$ 10.00
PRESENTED & RECORDED: 06/16/2000 4:27PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA
STATE OF NC REAL ESTATE EXT: \$ 370.00
BK2121 P1928 - P1929

Excise Tax

Recording Time, Book and Page

Tax Lot No. **068E** Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____,
by _____

Mail after recording to Grantee: **3825 HAWKEDALE DRIVE, WINSTON-SALEM, NC 27106**

This instrument was prepared by **TORNOW & KANGUR L.L.P.**

Brief description for the Index

LOT 068E, Cedardale Place, Sect. 2

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 16th day of June, 2000, by and between

GRANTOR

GRANTEE

**TED B. MONK a/w MELANIE O. MONK
AND
V. DONALD McCROSKEY a/w BETTE M. McCROSKEY**

STEVEN KOLODY

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

BEING KNOWN AND DESIGNATED as Lot 68D as shown on the Map of CEDARFIELD PLACE, SECTION 2 as recorded in Plat Book 39, Page 151 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

DEED BOOK 1736, PAGE 2420

A map showing the above described property is recorded in Plat Book 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 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:

**Except easements, conditions, restrictions of record, if any and 2000
AD Valorem Property Taxes to be prorated.**

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

Ted B. Monk
TED B. MONK

Melanie O. Monk
MELANIE O. MONK

V. Donald McCroskey
V. DONALD MCCROSKEY

Bette M. McCroskey
BETTE M. MCCROSKEY

SEAL-STAMP

NORTH CAROLINA, **Forsyth** County.

APRIL DYSON
NOTARY PUBLIC
FORSYTH COUNTY, NC
My Commission Expires 06-24-2003

I, a Notary Public of the County and State aforesaid, certify that **TED B. MONK a/w MELANIE O. MONK and V. DONALD MCCROSKEY a/w BETTE M. MCCROSKEY** Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 18 day of May, 2000

My commission expires: June 24, 2003 *April Dyson* Notary Public

SEAL-STAMP

NORTH CAROLINA, ----- County.

I, a Notary Public of the County and State aforesaid, 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 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 *April Dyson*

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

By *[Signature]* Deputy Assistant - Register of Deeds