

FORSYTH CO., NC 97 FEE: \$ 10.00
PRESENTED & RECORDED: 06/19/2000 11:18AM
DICKIE C. WOOD REGISTER OF DEEDS BY: BOLESP
STATE OF NC REAL ESTATE EXT: \$ 165.00
BK2121 P2312 - P2313

P. Boles

Mail to:
Dees, Giles, Tedder, Tate & Gaylord
P. O. Box 4544
Greensboro, N. C. 27404

Excise Tax 165

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of
by

Mail after recording to

This instrument was prepared by Kenneth S. Lucas, Jr.

Brief description for the Index Lots 9 & 10, George W. Braddy Prop.

NORTH CAROLINA GENERAL WARRANTY DEED

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

GRANTOR

GRANTEE

Bryan Kowalski
and wife
Terry Kowalski

Kevin Latham and wife,
Annette Latham

1324 Motor Road
Winston-Salem, NC 27105

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 Lots No. 9 and 10 as shown on the Plat of George W. Braddy Property recorded in Plat Book 13, Page 110, 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

A map showing the above described property is recorded in Plat Book 13 page 110

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:

Subject to easements, restrictive covenants, rights of way of record and 2000 Ad Valorem Taxes.

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

Bryan Kowalski (SEAL)
Terry Kowalski (SEAL)

SEAL-STAMP NORTH CAROLINA, Guilford County.

Angela C. Couch
Notary Public
Randolph County, NC
Commission Expires 8-8-2001

I, a Notary Public of the County and State aforesaid, certify that Bryan Kowalski and Terry Kowalski Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16 day of June, 2000. My commission expires: 8-8-2001 Angela Couch 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 Angela C. Couch, N.C.

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 G. WOOD, REGISTER OF DEEDS

FORSYTH

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

By