

FORSYTH CO, NC 42 FEE: \$ 10.00
PRESENTED & RECORDED: 08/09/2000 10:54AM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
NO TAXABLE CONSIDERATION
BK2129 P 789 - P 790

Excise Tax

Recording Time, Book and Page

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

Mail after recording to JAMES G. TEAGUE 1112 RIDGECLIFF DR RURAL HALL, NC 27045

This instrument was prepared by Jerry Rutledge, Attorney at Law, P. O. Box 617, Walnut Cove, NC 27052

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 7th day of August, 2000, by and between

GRANTOR

GRANTEE

JAMES GREGORY TEAGUE, Executor of the
Estate of VIRGIL J. TEAGUE and
JAMES GREGORY TEAGUE and wife,
CEANZIA F. TEAGUE

BELINDA K. TEAGUE

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 a one-half undivided interest Township, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at a point on the East side of the highway leading from Winston-Salem to Germanton, being called the Germanton Road, said point of beginning being 205.7 feet North of the Southwest corner of Lot No. 1 as shown on the map herein referred to; running thence along the East side of the Germanton Road, N 10° 00' E 150 feet to a point, the Southwest corner of Lot No. 2; thence along the South line of Lot No. 2, N 83° 20' E 400 feet to a point; thence S 10° W 136.6 feet to a point; thence N 83° 10' W 400 feet to the place of BEGINNING. The above property is off the North side of Lot No. 1 as shown on the map of L. G. Garner property, plat of said property recorded in Plat Book 9, Page 23, Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

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

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

TO HAVE AND TO HOLD the ^{one-half undivided interest in} 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:

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

James Gregory Teague, Exec (SEAL)
Estate of Virgil J. Teague
James Gregory Teague (SEAL)
Ceanzia F. Teague (SEAL)
..... (SEAL)



NORTH CAROLINA, Stokes County.
I, a Notary Public of the County and State aforesaid, certify that James Gregory Teague, Executor of the Estate of Virgil J. Teague, James Gregory Teague and wife, Grantor, Ceanzia F. Teague personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 8th day of August, 2000
My commission expires: 6-18-2003 *Yvonne Ruthledge* 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 *Yvonne Ruthledge*

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
By *[Signature]* Deputy/Assistant - Register of Deeds
REGISTER OF DEEDS FOR FORSYTH COUNTY