

FORSYTH CO, NC 16 FEE: \$ 10.00  
PRESENTED & RECORDED: 10/12/2000 09:55AM  
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA  
GIFT DEED  
BK2138 P 686 - P 687

G I F T

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 Kenneth Dean Moser, 4645 North Cherry St. Winston Salem, NC 27105

This instrument was prepared by MARK H. BADGETT, ATTORNEY AT LAW.

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9th day of OCTOBER, 2000, by and between

GRANTOR

GRANTEE

KENNETH N. MOSER (Widower)

KENNETH DEAN MOSER

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

Beginning at an iron stake in the Eastern line of Rural Hall Road, the Southwest corner of Lot #3; thence with the Southern line of Lot #3, 336.6 feet to the Southeast corner of Lot #3; thence South with a line running North 4 degrees 17 minutes East 55.8 feet to a stake, the Northeast corner of Lot #1; thence with the Northern line of Lot #1, 346 feet to a stake in the Eastern line of Rural Hall Road, the Northwest corner of Lot #1; thence with the Eastern line of Rural Hall Road, North 13 degrees 2 minutes East 61.25 feet to the place of Beginning, being known and designated as Lot #2 on the Plat and map of Retnuh Hills, Section No. 1, Forsyth County N.C., recorded in Plat Book 8, Page 192, Register of Deeds Office, Forsyth County, to which plat and map reference is hereby made for more definite description.

This conveyance is made subject to the restrictions and provisions that during the period of fifteen years following date of this deed, the land hereby conveyed shall be for residential purposes only, and said residence shall be of value of not less than \$2,000.00 and erected at a distance of not less than 20 feet from front line of said lot.

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 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)

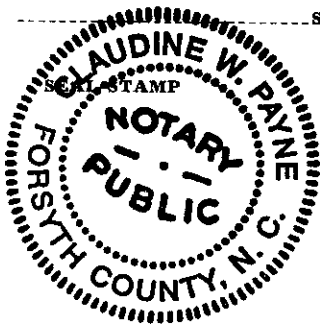
USE BLACK INK ONLY

*Kenneth N. Moser* ..... (SEAL)  
KENNETH N. MOSER

*K* ..... (SEAL)

..... (SEAL)

..... (SEAL)



NORTH CAROLINA, ..... Stokes ..... County.

I, a Notary Public of the County and State aforesaid, certify that .....  
KENNETH N. MOSER (Widower) ..... Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this *10<sup>th</sup>* day of *October*, *2000*

My commission expires: *June 26, 2002* *Claudine W. Payne* 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 *Claudine W. Payne, NP* .....

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 *AP Moser* ..... Deputy/ ~~Assistant~~ Register of Deeds