

FORSYTH CO, NC 122 FEE: \$ 10.00
PRESENTED & RECORDED: 08/16/2001 2:38PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA
NO TAXABLE CONSIDERATION

BK 2194 P2539 - P2540

R

NTC

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 Joseph M. Coltrane, Jr.'s BOX #114

This instrument was prepared by Joseph M. Coltrane, Jr., Attorney at Law, Kernersville, NC 27284

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15 day of August, 2001, by and between

GRANTOR

GRANTEE

GEORGE C. PAGE (a/k/a George B. Page)
and wife, JANE B. PAGE

GEORGE C. PAGE and Wife,
JANE B. PAGE

Property Address:
1320 East Mountain Street
Kernersville, NC 27284

*Mailing Address:
152-B Fuelong Industrial Dr.
Kernersville NC 27284*

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

BEGINNING at an iron pipe in the south margin of the right-of-way of U.S. Highway 421, said iron pipe marking the northwest corner of that property conveyed to Grady L. Johnson in Deed Book 1351, page 118, Forsyth County Registry, and the northeast corner of the herein described property. Thence from said beginning point and running with Johnson's west line South 04° 56' 22" West 240.51 feet to an iron pipe in the north margin of the right-of-way for Southern Railroad; thence running with the margin of the right-of-way for Southern Railroad, North 89° 00' West 159.19 feet to a point; thence a new line North 05° 05' 24" East 263.76 feet to a point in the south margin of the right-of-way of U.S. Highway 421; thence running with the south margin of the right-of-way of said highway South 80° 36' 32" East 158 feet, more or less to the place of beginning. The above described property is a part of that property conveyed to Grantor in Book 1434, page 1161, Forsyth County Registry.

*The purpose of this deed is to correct the spidde intint of the male Grantee.
jmc*

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:

Subject to easements and restrictions of record and a right-of-way to Trans-Continental Gas Pipe Line.

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

George C. Page (a/k/a George B. Page)
Jane B. Page

SEAL-STAMP

NORTH CAROLINA, FORSYTH County.

NOTARY PUBLIC
JOAN M. ROGERS
FORSYTH COUNTY, NC
My Commission Expires

I, a Notary Public of the County and State aforesaid, certify that GEORGE C. PAGE (a/k/a George B. Page) and wife, JANE B. PAGE 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 August, 2001. My commission expires: 12-03-2002 Joan M. Rogers Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

Use Black Ink

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 Joan M. Rogers

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 Deputy/Assistant - Register of Deeds