

FORSYTH CO, NC **254** FEE: \$ 20.00
PRESENTED & RECORDED: 02/19/2002 4:12PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
STATE OF NC REAL ESTATE EXT: \$ 195.00
BK2234 P1321 - P1323

Excise Tax

Recording Time, Book and Page

Tax Lot No. 003, Block 0710 Parcel Identifier No.
Verified by County on the day of
by

Mail after recording to (Deal Box) #9 Grantee:

This instrument was prepared by R. Brandt Deal

Brief description for the Index Block 0710, Lot 003

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18 day of February, 2002, by and between

GRANTOR

GRANTEE

Janice G. Hansen (Widow)

Michael A. Saine

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:

See Attached Exhibit "A" For Legal Description

The property hereinabove described was acquired by Grantor by instrument recorded in Bk 1889, Pg 2871

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

Janice G. Hansen (SEAL)
Janice G. Hansen
(SEAL)
(SEAL)
(SEAL)

SEAL-STAMP



NORTH CAROLINA, Forsyth County.
I, a Notary Public of the County and State aforesaid, certify that Janice G. Hansen 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 February, 2002. My commission expires: 1/31/2003 Pearl & Koontz Notary Public

Use Black Ink

SEAL-STAMP

NORTH CAROLINA, County.
I, a Notary Public of the County and State aforesaid, certify 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 Janice G. Koontz

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

EXHIBIT "A"

BEGINNING at an iron stake at the southeast corner of Michael D. Carter as described in Book 1842, Page 487, Forsyth County Registry, said iron also being located in the western right-of-way line of South Main Street, and running thence along the western right-of-way line of South Main Street, South $04^{\circ} 39'$ East 63.04 feet to an iron stake at the northeast corner of John A. Sullivan (Book 1604, Page 334); thence with Sullivan's north line, South $85^{\circ} 15' 20''$ West 196.22 feet to an iron in the right-of-way line of Rawson Street; thence along said right-of-way line North $18^{\circ} 52' 20''$ West 65.31 feet to an iron; thence North $84^{\circ} 47'$ East 9.78 feet to an iron at the southwest corner of Rev. V.M. Swaim (Plat Book 9, Page 196); thence with the south line of Swaim and Michael D. Carter, North $85^{\circ} 21' 40''$ East 202.48 feet to an iron in the western right-of-way line of South Main Street, the point and place of BEGINNING, all according to a survey by Michael E. Gizinski, R.L.S., dated November 30, 1995.