

FORSYTH CO, NC 401 FEE:\$ 17.00  
PRESENTED & RECORDED: 09/30/2002 4:32PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS  
STATE OF NC REAL ESTATE EXTX:\$ 799.00  
BK2284 P3048 - P3049

3

Do not write above this line

<b>DRAFTED BY:</b> L. R. Holton, Esq.	<b>Tax Block-Lot:</b> 6295/118	<b>Parcel ID:</b>
<b>Mail after recording to:</b> Bell, Davis & Pitt, P.A. Box 106 (JAC)	<b>Mail future tax bills to:</b> Grantee	

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**

**THIS DEED** made this 26th day of September, 20 02, by and between

**GRANTOR**

Patrick J. Frantz and wife,  
Kristin M. Frantz

**GRANTEE**

Olan B. Beam  
and wife,  
Terri C. Beam  
3717 Old Pfafftown Road  
Winston-Salem, NC 27106

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall singular, plural, masculine, feminine or neuter as required by context. WITNESSETH, that the Grantor, in consideration of (\$ \$10.00 + ovc) Ten Dollars and other valuable consideration to them 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 in Forsyth County, North Carolina, Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 118 as shown on the Map of GREENBRIER FARM, Phase II,\*as recorded in Plat Book 40 at Page 97 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

\*Section II,

Property Address: 3717 Old Pfafftown Rd, Winston-Salem, NC 27106

The above land was conveyed to Grantor by Westphalia Construction Co. (see book number 2041 page 4086)

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to 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, Grantee in fee simple and the Grantor covenants is free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions: Easements, rights-of-way and restrictions of record and 2002 property tax which shall be prorated.

IN WITNESS WHEREOF the Grantor has 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.

Patrick J. Frantz (seal)  
Patrick J. Frantz (seal)  
(seal)  
(seal)

Kristin M. Frantz (seal)  
Kristin M. Frantz (seal)  
(seal)  
(seal)

By: \_\_\_\_\_  
Corporate Name  
\_\_\_\_\_  
President

STATE OF NORTH CAROLINA - Forsyth County

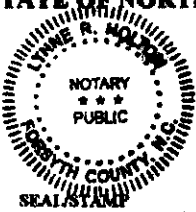
I, \_\_\_\_\_, a Notary Public of Forsyth County, NC, do hereby certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is \_\_\_\_\_ President of \_\_\_\_\_

and acknowledged on behalf of the corporation, the due execution of the foregoing instrument. Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SEAL/STAMP

My commission expires \_\_\_\_\_, 20\_\_\_\_. \_\_\_\_\_ Notary Public

STATE OF NORTH CAROLINA - Forsyth County



I, Lynne R. Holton, a Notary Public of Forsyth County, NC, do hereby certify that Patrick J. Frantz and Kristin M. Frantz

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 20th day of September, 2002

My commission expires 2-5, 2007. \_\_\_\_\_ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, \_\_\_\_\_, a Notary Public of Forsyth County, NC, do hereby certify that \_\_\_\_\_

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

SEAL/STAMP

My commission expires \_\_\_\_\_, 20\_\_\_\_. \_\_\_\_\_ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, \_\_\_\_\_, a Notary Public of Forsyth County, NC, do hereby certify that \_\_\_\_\_

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

SEAL/STAMP

My commission expires \_\_\_\_\_, 20\_\_\_\_. \_\_\_\_\_ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, \_\_\_\_\_, a Notary Public of Forsyth County, NC, do hereby certify that \_\_\_\_\_

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

SEAL/STAMP

My commission expires \_\_\_\_\_, 20\_\_\_\_. \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of Lynne R. Holton, NP

is/are certified to be correct at the date of recordation shown

on the first page thereof.  
Dickie C. Wood, Register of Deeds for Forsyth County by: \_\_\_\_\_ Deputy/Asst.