

FORSYTH CO, NC **110** FEE: \$ 17.00  
 PRESENTED & RECORDED: 10/18/2002 12:13PM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON  
 STATE OF NC REAL ESTATE EXT: \$ **249.00**  
**BK2289 P2272 - P2273**

*BP/11/11*

# NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee; 1705 Academy Street, Winston-Salem, NC 27103

This instrument was prepared by: R. Michael Wells

Brief description for the Index: Lot 34, Map of Mrs. (Dr.) Fred Anderson Property, Plat Book 5  
Page 30.

THIS DEED made this 16<sup>th</sup> day of October, 2002 by and between

GRANTOR

MICHAEL L. TAYLOR  
 AND WIFE,  
 MARIANNE ARMSTRONG-TAYLOR

GRANTEE

CLINTON W. BUSS and wife,  
 SUSANNAH FRANKLIN BUSS

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 Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 34 as shown on the Map of Mrs. (Dr.) Fred Anderson Property as recorded in Plat Book 5, Page 30, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2070 page 2795.

A map showing the above described property is recorded in Plat Book 5 page 30.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
(Entity Name)

\_\_\_\_\_  
Michael L. Taylor (SEAL)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Marianne Armstrong-Taylor (SEAL)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

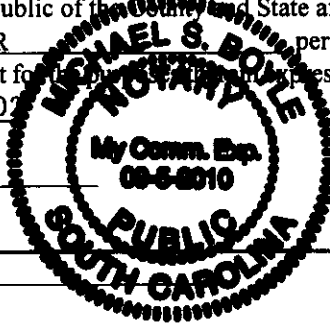
By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

State of ~~North~~ Carolina - County of Charleston  
South

I, the undersigned Notary Public of the County and State aforesaid, certify that MICHAEL L. TAYLOR AND WIFE, MARIANNE ARMSTRONG-TAYLOR personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes expressed. Witness my hand and Notarial stamp or seal this 16<sup>th</sup> day of October, 20 07.

My Commission Expires: \_\_\_\_\_



\_\_\_\_\_  
Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

The foregoing Certificate(s) of Michael S. Boyle, Notary Public 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.

By: \_\_\_\_\_ Register of Deeds for FORSYTH County  
Deputy/Assistant Register of Deeds