

FORSYTH CO, NC 368 FEE:\$ 17.00
PRESENTED & RECORDED: 10/29/2002 4:54PM
DICKIE C. WOOD REGISTER OF DEEDS BY:BOLESP
STATE OF NC REAL ESTATE EXTX:\$ 289.00

BK2292 P2534 - P2535

P. Boles

Mail after recording to: Grantee: 5130 Toucan Lane, Kernersville, NC 27284

Prepared by: N. Alan Bennett (Thomas and Bennett)
116 S. Cherry Street, Kernersville, NC 27284

Excise Tax: \$ 289.00

Brief description: Lot 64, Sedge Lake Garden, Section Three

NORTH CAROLINA

GENERAL WARRANTY DEED

FORSYTH COUNTY

THIS DEED made this 29th day of October, 2002, by and between:

GRANTOR:

JOHN E. COOKE and wife, SHARON H. COOKE

GRANTEE:

MAHENDRA PATEL and wife, SUNAYNA PATEL

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

BEING KNOWN AND DESIGNATED as Lot 64 in Sedge Lake Garden, Section Three, a plat of which is recorded in Plat Book 36 at Page 29, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

This property is the same as that described in Deed Book 1876, Page 1594, Forsyth County Registry and is further known and designated as Tax Lot 64 in Block 5641E on the Forsyth County Tax Maps.

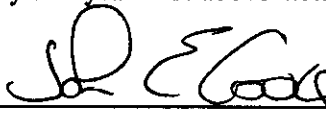
Property and Mailing Address: 5130 Toucan Lane, Kernersville, NC 27284


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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their 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.

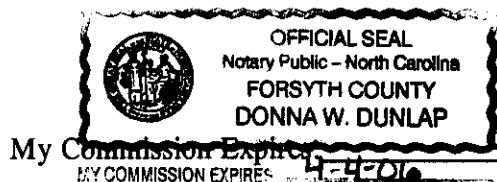
 (SEAL)
John E. Cooke

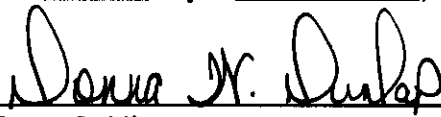
 (SEAL)
Sharon H. Cooke

North Carolina, Forsyth County

I, Donna W. Dunlap, a Notary Public of Forsyth County, North Carolina, certify that John E. Cooke and wife, Sharon H. Cooke personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 29th day of October, 2002.




Notary Public

The foregoing certificate(s) of Donna W. Dunlap, 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
Forsyth County Register of Deeds

By 
~~Deputy~~/Assistant - Register of Deeds