


FORSYTH CO, NC **196** FEE: \$ 17.00
 PRESENTED & RECORDED: 11/18/2002 2:09PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
 STATE OF NC REAL ESTATE EXT: \$ **351.00**
BK2297 P3648 - P3649



DRAFTED BY: R. Michael Wells
Attorney at Law

RECORDING TIME

EXCISE TAX

PROBATE AND FILING FEE \$ _____ PAID

Tax Block: 2463 Lot: 012 Parcel Identifier No.: 6815494748
 Property Address: 829 Yorkshire Road Winston-Salem, NC 27106
 Mail after recording to: Grantees 829 Yorkshire Road Winston-Salem, NC 27106
 Mail future tax bills to: Grantees 829 Yorkshire Road Winston-Salem, NC 27106

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13 day of November, 2002, by and between

GRANTOR

Norman W. Swanson and wife,
Marguerite Howe-Swanson

GRANTEE

Richard John Morgan and wife,
Marianne D. Morgan

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, in consideration of (\$10.00&OVC) \$10.00 & OVC to him 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 Winston Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 12, Block "L", as shown on the Plat entitled Sherwood Forest, Section No. 3A and Annex dated May 1954, made by Virgil W. Joyce Mappng Company, said Plat being recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 17 at Page 105, reference to which is hereby made for a more particular description.

SUBJECT TO EASEMENTS and restrictions of record, if any and 2002 ad valorem taxes prorated to date of closing.

The above land was conveyed to Grantor by Pilot Real Estate Company (see book number 760 page 114)

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

Norman W. Swanson (seal)
NORMAN W. SWANSON

(seal)

Marguerite Howe-Swanson (seal)
MARGUERITE HOWE-SWANSON

(seal)

STATE OF NORTH CAROLINA - FORSYTH

Dav'e

I, Jody H. Welch, a Notary Public of Forsyth County, NC,
do hereby certify that Norman W. Swanson and Marguerite Howe-Swanson
appeared before me this day and acknowledged the execution of the foregoing deed of
conveyance.
My Commission Expires October 10, 2007
My hand and notarial seal this the 13th day of November, 2002.

SEAL/STAMP My commission expires October 10, 2007 Jody H. Welch Notary Public

STATE OF NORTH CAROLINA - _____

I, _____, a Notary Public of _____ 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 Jody H. Welch, NP is/are certified to be correct.

This the 18 day of Nov., 20 02

Register of Deeds for Forsyth County by:

DICKIE C. WOOD, REGISTER OF DEEDS

Kane D. Dade Deputy/Assistant