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FORSYTH CO, NC 413 FEE: \$ 17.00
PRESENTED & RECORDED: 06/30/2003 3:11PM
DICKIE C. WOOD REGISTER OF DEEDS BY: MARSHK
STATE OF NC REAL ESTATE EXTX: \$ 356.00
BK2368 P4397 - P4398

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$.00

Recording Time, Book and Page

Tax Map No. 582826

Parcel Identifier No. 5882-49-9949

Mail after recording to: Grantee: 6850 Rollingwood Drive; Clemmons, NC 27012

This instrument was prepared by: Warren E. Kasper, P.A.

THIS DEED made this 26 day of June, 2003 by and between

GRANTOR

Raymond Ray Rich, Jr. and wife, Joann Eller Rich

GRANTEE

Darrell Speas and wife, Debbie Speas

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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number Thirty-Six (36) in Block K, as shown on Map of Meadowbrook No. 7, Section of Forest Hills Estates, plat of said property being made by Carl F. Beaucham, Surveyor, which map is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 23, Page 125, and to which map reference is hereby made for a more particular description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1001, Page 901, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 23, Page 125, and referenced within this instrument.

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 officer(s), the day and year first above written.

(ENTITY NAME)

Raymond B. Rich, Jr. (SEAL)
Raymond Ray Rich, Jr.

By: _____

Joann Eller Rich (SEAL)
Joann Eller Rich

By: _____

(SEAL)

(SEAL)

NORTH CAROLINA Forsyth COUNTY

I, Joann Eller Rich, a Notary Public of Randolph County and State aforesaid, certify Raymond Ray Rich, Jr. and Joann Eller Rich, Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument; Witness my hand and official stamp or seal, this the 27th day of June, 2003.

My Commission Expires: April 8, 2006

Joann M. Eller Rich
Notary Public

NORTH CAROLINA _____ COUNTY

I, _____, a Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged that he/she is the _____ of _____, a North Carolina corporation/limited liability company/general partnership/limited partnership (mark through the inapplicable), and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official stamp or seal, this the _____ day of _____, 2003. The foregoing certificate(s) of:

My Commission Expires: _____

Joann M. Eller Rich NP(s) _____

is certified to be correct at the date of recordation shown on the first page thereof.
Dickle C. Wood, Register of Deeds by: _____ Deputy/Asst.