

FORSYTH CO, NC **335** FEE: \$ 17.00
 PRESENTED & RECORDED: 01/30/2004 4:02PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
 STATE OF NC REAL ESTATE EXT: \$ **254.00**
BK2441 P3680 - P3681

Do not write above this line

| | | |
|--|--|-------------------|
| DRAFTED BY: ROBERT W. PORTER-ATTORNEY | Tax Block-Lot: 4209-49A | Parcel ID: |
| Mail after recording to: | Mail future tax bills to: | |
| 4421 Hampton Road, Clemmons, NC 27012 | 4421 Hampton Road, Clemmons, NC 27012 | |

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30th day of Jan, 2004, by and between

GRANTOR

GRANTEE

Avery D. Sealey and wife,
June W. Sealey

K. Reed Schweickert and wife,
Gail M. Schweickert

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 & O.V.C.) Ten Dollars & O.V.C. 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, Clemmons Township, more particularly described as follows:

BEGINNING at an iron stake on the East side of Clemmons-Lexington Highway, R.M. Phelps corner; running thence with said Highway South 11° West 295 feet to an iron stake, C.D. Daniels corner; thence South 78° 45 minutes East 230.6 feet to an iron stake in the R. M. Phelps line and C.D. Daniels corner; thence North 27° 30 minutes West 375 feet to the BEGINNING; CONTAINING .8 of one (1) acre, more or less; and BEING the same property as that described in Deed Book 998, Page 372, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 4421 Hampton Road, Clemmons, NC 27012

The above land was conveyed to Grantor by _____ (see book 1153 page 1185)

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, 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: SAVE AND EXCEPT EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, AND 2004 AD VALOREM TAXES PRORATED TO DATE OF CLOSING

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.

Avery D. Sealey (seal) June W. Sealey (seal)
Avery D. Sealey (seal) June W. Sealey (seal)
(seal) (seal)
by: _____
Corporate Name _____ President _____

Seal/Stamp 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____.
My commission expires _____, 20____. Notary Public

Seal/Stamp STATE OF NORTH CAROLINA - Forsyth County
I, KAREN E. JONES, a Notary Public of Forsyth County, NC
do hereby certify that Avery D. Sealey and wife,
June W. Sealey personally appeared before me
this day and acknowledged the execution of the foregoing deed of conveyance.
Witness my hand and notarial seal this the 30 day of JANUARY, 2004
My commission expires 10/25, 2007. Karen E. Jones Notary Public

Seal/Stamp 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____
My commission expires _____, 20____. Notary Public

Seal/Stamp 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____
My commission expires _____, 20____. Notary Public

The foregoing Certificate(s) of Karen E. Jones
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: [Signature] Deputy/Asst.