

FORSYTH CO, NC **109** FEE: \$ 17.00  
 PRESENTED & RECORDED: 02/06/2004 2:18PM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE  
 STATE OF NC REAL ESTATE EXTX: \$ **217.00**  
**BK2443 P1960 - P1961**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ 217.00 Recording Time, Book and Page  
 Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 4728A067  
 Verified by Forsyth County on the \_\_\_\_\_ day of February, 20 04  
 by \_\_\_\_\_

Mail after recording to Danny R. Douglas and wife, Lora T. Douglas  
P O Box 2020, King, NC 27021

This instrument was prepared by J. Tyrone Browder, Attorney at Law at the request of Christian D. Stover

Brief description for the Index Lot 67, The Meadows, Sect. Three

THIS DEED made this 6th day of February, 20 04, by and between

GRANTOR

**CHRISTIAN D. STOVER**  
 And wife,  
**ANNA T. STOVER**

GRANTEE

**DANNY R. DOUGLAS**  
 And wife,  
**LORA T. DOUGLAS**

**Enter in appropriate block for each party: name, address, and if appropriate, character of entity, e.q. corporation or partnership.**

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 \_\_\_\_\_, Old Richmond Township, Forsyth County, North Carolina, and more particularly described as follows:

BEING all of Lot No. 67 as shown on a recorded plat entitled "The Meadows, Section Three" as developed by The Fortis Corporation, said map being drawn by Otis A. Jones Surveying Co., Inc., and recorded in PB 28, PG 194 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

The above described property is subject to Restrictive Covenants as found in DB 1414, PG 0012, Forsyth County Register of Deeds Office.

The property hereinabove described was acquired by Grantor by instrument recorded in DB 1831, PG 3032

A map showing the above described property is recorded in Plat Book 28 at Page 194

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 claim of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements and restrictions of record, if any.  
2004 Forsyth County ad valorem taxes pro-rated to closing.

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 President, the day and year first above written.

\_\_\_\_\_  
(Corporate Name)

Christian D. Stover (SEAL)  
Christian D. Stover

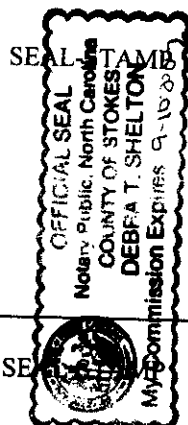
By: \_\_\_\_\_

Anna T. Stover (SEAL)  
Anna T. Stover

\_\_\_\_\_  
President

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

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



NORTH CAROLINA, STOKES COUNTY.

I, a Notary Public of the County and State aforesaid, certify that Christian D. Stover and wife, Anna T. Stover, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 6 day of February, 2004.

My Commission Expires: 9-10-2007 Debra T. Shelton Notary Public

NORTH CAROLINA, \_\_\_\_\_ COUNTY.

I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is \_\_\_\_\_ President of \_\_\_\_\_

\_\_\_\_\_, a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by him/her as its \_\_\_\_\_ President.

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

My Commission Expires: \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of Debra T. Shelton is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and the Book and Page shown on the first page hereof.

DICKIE C. WOOD, REGISTER OF DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY

By: [Signature] Deputy/Assistant-Register of Deeds