


2005028590 00196


 FORSYTH CO, NC FEE \$20.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED:
 05-06-2005 02:09 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: SHANNON BOSTIC-GRIFFITH DPTY
 BK: RE 2563
 PG: 952-954

ENVELOPE

Do not write above this line

DRAFTED BY: Cecil C. Summers	Tax Block-Lot: 4-17	Parcel ID:
Mail after recording to: Jay L. Carlton, Sr. 2412 Ivy Avenue Winston-Salem, N. C. 27105	Mail future tax bills to: Jay L. Carlton, Sr. 2412 Ivy Avenue Winston-Salem, N. C. 27105	

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6th day of May, 2005, by and between

GRANTOR	GRANTEE
MABLE B. CARLTON	JAY L. CARLTON, SR.

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 & Other Valuable Considerations be 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 Number 17, Block 4, as shown on the Map of Bon Air, as recorded in Plat Book 3 at page 25 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is made for a more particular description.

Property Address: 2412 Ivy Avenue, Winston-Salem, N. C. 27105

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

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:

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.

Mable B. Carlton, by Dorothy M. Carlton
attorney-in-fact (seal)
MABLE B CARLTON

(seal) _____ (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, _____, 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

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 _____ 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: _____ Deputy/Asst.

