

PRESENTED FOR
REGISTRATION
AND RECORDED

JAN 23 12 51 PM '89

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO., N.C.

Excise Tax

Recording Time, Book and Page

Tax Lot No. 027, Block 5409A

Parcel Identifier No.

Verified by _____ County on the _____ day of _____, 19 _____
by _____

Mail after recording to 116 Thomas Drake Court Killeen 27284

This instrument was prepared by Harry A. Boles-did not do closing

Brief description for the Index Lot 27, Kristen's Gate (revised)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 19th day of January, 19 89, by and between

GRANTOR

G & J CONSTRUCTION, a NORTH CAROLINA
GENERAL PARTNERSHIP

GRANTEE

CECILE MARIE WARD (divorced)

PROPERTY AND MAILING ADDRESS:

116 Thomas Drake Court
Kernersville, N.C. 27284

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. 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 Kernersville, Kernersville Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 27 of Kristen's Gate, a map and plat of which is recorded in Plat Book 31 at page 152 (Revised) 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 property hereinabove described was acquired by Grantor by instrument recorded in
Book 1636 at page 2945

A map showing the above described property is recorded in Plat Book 31 page 152

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:

easements and restrictions of record, if any, and 1989 ad valorem property taxes to be prorated between Grantor and Grantee.

G & J CONSTRUCTION
4792 Ola Lane
Wakertown, NC 27051

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....
(Corporate Name)

By:

..... President

ATTEST:

..... Secretary (Corporate Seal)

USE BLACK INK ONLY

Dennis W. Gallimore (SEAL)
G & J Construction:

By: *Carl Johnson* (SEAL)

Carl Johnson, General Partner

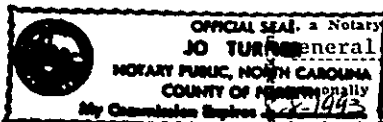
Dennis W. Gallimore (SEAL)

Dennis Gallimore, General Partner

..... (SEAL)

SEAL-STAMP

NORTH CAROLINA, *Forsyth* County.



OFFICIAL SEAL, a Notary Public of the County and State aforesaid, certify that Carl Johnson and Dennis Gallimore General partners of G&J Construction, a North Carolina General Partnership

appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this *19th* day of *January*, 19*89*.

My commission expires: *Aug. 8, 1993* *J. Turner* Notary Public

SEAL-STAMP

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 Secretary 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 its

President, sealed with its corporate seal and attested by as its Secretary.

Witness my hand and official stamp or seal, this day of, 19.....

My commission expires: Notary Public

The foregoing Certificate(s) of *J. Turner A.P. Forsyth Co NC*

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

L. E. SPEAS, REGISTER OF DEEDS

REGISTER OF DEEDS FOR **FORSYTH** COUNTY

by *Jesse Golden* Deputy: *[Signature]* - Register of Deeds