



BK 1677  
134  
P0970  
PRESENTED FOR  
REGISTRATION  
AND RECORDED  
SEP 29 12 42 PM '89  
L.E. SPEAS  
REGISTER OF DEEDS  
FORSYTH COUNTY NC

Excise Tax		Recording Time, Book and Page	
Tax Lot No. ....		Parcel Identifier No. ....	
Verified by .....		County on the ... day of ... , 19 ...	
by .....			
Mail after recording to ... Harrington, Box ...			
This instrument was prepared by . Stephen A. Johnson			
Brief description for the Index			

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this ... 29 ... day of ... September ... , 1989 , by and between	
GRANTOR	GRANTEE
G & J CONSTRUCTION, A North Carolina General Partnership	JAY A. MIDKIFF AND WIFE, TERESA M. MIDKIFF

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 Forsyth , Kernersville Township, County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 36 of Kristen's Gate Subdivision as shown on map or plat recorded in Plat Book 31 at page 152 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 117 Thomas Drake Court, Kernersville, N.C. 27284

The property hereinabove described was acquired by Grantor by instrument recorded in .....

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

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:

Subject to easements and restrictions of record, if any, and further subject to 1989 ad valorem property taxes prorated to the date of 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 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

G & J CONSTRUCTION, A North Carolina General Partnership

By: ..... (SEAL)

Carl C. Johnson, Partner

*Carl C. Johnson* ..... (SEAL)

..... (SEAL)

SEAL-STAMP

NORTH CAROLINA, *Forsyth* County.



ELSIE B. HODGES  
NOTARY PUBLIC  
FORSYTH COUNTY, NC

I, a Notary Public of the County and State aforesaid, certify that CARL C. JOHNSON, PARTNER of G & J Construction, A North Carolina General Partnership personally appeared before me this day and acknowledged the execution of the foregoing instrument on behalf of said partnership.

Witness my hand and official stamp or seal, this 29 day of September, 1989.

My commission expires: 5-8-94 *Elsie B. Hodges* 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 Elsie B. Hodges, NP 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**

**FORSYTH**

REGISTER OF DEEDS FOR ..... COUNTY

By *Karen Place* Deputy, ~~Assistant~~ Register of Deeds