STATE OF NORTH CAROLINA Real Estate Excise Tax 63.00

110

PRESENTED FOR REGISTRATION AND RECORDED

'91 APR 16 P4:42

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

#8.00

BK1713 P2039

Excise Tax 63.00

Recording Time, Book and Page

Tax Lot No. 123, Block 6024

Parcel Identifier No.

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

by ...

Mail after recording to Grantees, 3950-b, Valley Court, Winston-Salem, NC 27106

This instrument was prepared by William L. Nelson, Attorney

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 16th day of April , 19 91 , by and between

GRANTOR	GRANTEE
S & D PARTNERSHIP, A North Carolina Partnership	JOHN W. FERRELL, Single and MARGARET L. SAUNDERS, Single

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 Winston-Salem , Winston Township, FORSYTH County, North Carolina and more particularly described as follows:

Being known and designated as Lot No. 123 on a plat entitled "Sherwood West, Section 5-A" recorded in Plat Book 25 at page 148 in the office of the Register of Deeds of Forsyth County, North Carolina, and

TOGETHER with all rights and easements appurtenant to said lot as specifically enumerated in the Declaration of Covenants, Conditions and Restrictions issued by Westminster Company and recorded in DB 1133 at page 1623, in the office of the Register of Deeds of Forsyth County, North Carolina; and membership in Sherwood West Association, Inc.

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BK1713 P2040

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:

Easements, restrictions and right of ways of record.

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.

S & D PARTNERSHIP, A N. C. Partnership
By: Loyd R. Daniel, Jr., G.P. (SEAL)
General Partner

(Corporate Name)

By: .....

.....President

ATTEST:

.....

.....Secretary (Corporate Seal)

USE BLACK INK ONLY

.....(SEAL)

.....(SEAL)

.....(SEAL)

SEAL-STAMP

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Loyd R. Daniel, Jr., General partner of S & D PARTNERSHIP, A NC Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16th day of April, 1991.

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
SUE H. FOSTER
My Commission Expires April 2, 1995

My commission expires: Sue H. Foster 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.....

Use Black Ink

My commission expires: ..... Notary Public

The foregoing Certificate(s) of Sue H. Foster N.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 Jessie Golden Deputy ~~Assistant~~ - Register of Deeds

N. C. Bar Assoc. Form No. 3 A 1976, Revised 1977 James W. Smith & Co. Inc. Box 2 Yadkinville N. C. 27055
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