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K 1883 1268
PRESENTED FOR
REGISTRATION
AND RECORDED

'95 DEC 29 A10:07

John H. ...
Register of Deeds
Forsyth Co. NC19⁰⁰
J. H. ...NO TAXABLE CONSIDERATION
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 D & P Investments of King, LLC, P. O. Box 492, King, NC 27021

This instrument was prepared by J. Tyrone Browder, Attorney, P. O. Box 550, King, NC 27021
Brief description for the Index (NO TITLE EXAM AND NO CLOSING)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 27th day of December, 19 95, by and between

GRANTOR

GRANTEE

DENNIS J. NICHOLS

and wife,

PEGGY P. NICHOLS

D & P INVESTMENTS

OF

KING, LLC

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 ... Township,

Forsyth

County, North Carolina and more particularly described as follows:

BEING all of Lot No. 15 as shown on a recorded plat entitled "THE MEADOWS, SECTION TWO", as developed by The Fortis Corporation, said map being drawn by Otis A. Jones Surveying Co., Inc., and recorded in Plat Book 28, Page 26, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description.

The above described property is subject to the restrictive covenants as recorded in Deed Book 1355, Page 1144, in the Office of the Register of Deeds of Forsyth County, North Carolina.

K1883 1269

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

Book 1803 Page 871

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 outstanding liens, easements and restrictions of record, if any.

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 J. Nichols
DENNIS J. NICHOLS

Peggy P. Nichols
PEGGY P. NICHOLS

SEAL-STAMP

NORTH CAROLINA, Stokes County.



I, a Notary Public of the County and State aforesaid, certify that
Dennis J. Nichols and wife, Peggy P. Nichols Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 27th day of December, 1995.

My commission expires: January 9, 1998 *Gwyn A. Young* 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

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.

JOHN HOLLEMAN, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By *Hilda Brown* Deputy Assistant Register of Deeds