

BK1900 P3203  
PRESENTED FOR  
REGISTRATION  
AND RECORDED

298

'96 MAY 13 P3:58

John Hollernan  
Register of Deeds  
Forsyth Co. N.C.

*PR*  
NO TAXABLE CONSIDERATION

Excise Tax

Recording Time, Book and Page

Tax Lot No. .... Parcel Identifier No. 5151 025P  
Verified by ..... County on the ..... day of ..... 19  
by .....

Mail after recording to Parks Roberts Box

This instrument was prepared by Parks Roberts, Attorney

Brief description for the Index

Part of Lot 025P, Block 5151

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 12th day of May, 1996, by and between

GRANTOR

GRANTEE

C & A ASSOCIATES, A Partnership of  
Surry County, NC

GLENN STUART COOKE (Divorced) and  
EDWARD C. ASHBY, III(Divorced)

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

BEGINNING at an iron located in the west right-of-way line of Davis Road, said iron also being located at the southeast corner of Delmer Lawson's property and running thence with the west right-of-way line of Davis Road, South 29° 39' 10" West 157.27 feet to an iron; running thence North 78° 07' 20" West 307.01 feet to an iron; running thence North 11° 52' 40" East 165.65 feet to an iron; running thence South 75° 31' 20" East 356.24 feet to the point and place of BEGINNING. Containing 1.20 acres, more or less, as shown on the Map of C&A Associates property made by R. Steve Hiatt, RLS, dated March 16, 1982. Being the major portion of the property conveyed to C&A Associates by deed recorded in Book 1600, page 1969, Forsyth County Registry.

Also being a part of Lot 025P, Block 5151 on Forsyth County Tax Maps.

## NOTARIAL CERTIFICATION

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:

Save and except 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.

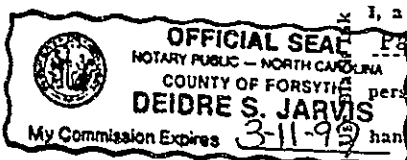
By: C. & A Associates, A Partnership of Surry County, NC  
Glenn Stuart Cooke, General Partner  
~~XXXXXXXXXXXX~~

USE BLACK INK ONLY

.....(SEAL)  
 .....(SEAL)  
 .....(SEAL)  
 .....(SEAL)

SEAL-STAMP

NORTH CAROLINA, ..... County.



I, a Notary Public of the County and State aforesaid, certify that GLENN STUART COOKE, a General Partner of C & A Associates, A Partnership of Surry County, 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 12th day of May, 1996.

My commission expires: 3-11-97 Deidre S. Jarvis 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 .....

Deidre S. Jarvis, Notary Public

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 [Signature] Deputy/Assistant Register of Deeds