

FORSYTH CO, NC INST NO: 46 FEE: \$ 10.00
PRESENTED & RECORDED: 09/13/1996 12:32PM
JOHN HOLLEMAN REGISTER OF DEEDS BY: EDWARD R
STATE OF NC REAL ESTATE EXT: \$ 200.00

Edward R

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 & O Developers

This instrument was prepared by V. L. DeHart, Jr., Attorney at Law, Danbury, NC 27016

Brief description for the Index

Lot 34 Westland, Section 3

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 11th day of September, 19 96, by and between

GRANTOR

GRANTEE

**RALPH G. SANDERS, JR. and wife,
ANNETTE S. SANDERS**

**D & O DEVELOPERS (A North Carolina
General Partnership)**

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

BEING known and designated as Lot Number 34 as shown on the Map of Westland, Section 3, as recorded in Plat Book 26, Page 174 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BLOCK 4427 A, LOT 34

5939 Styers Ferry Road, Clemmons, NC

The property hereinabove described was acquired by Grantor by instrument recorded in
Deed Book 1501, Page 1390, Forsyth County Register of Deeds

A map showing the above described property is recorded in Plat Book 26 page 174

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:

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

Ralph G. Sanders, Jr. (SEAL)

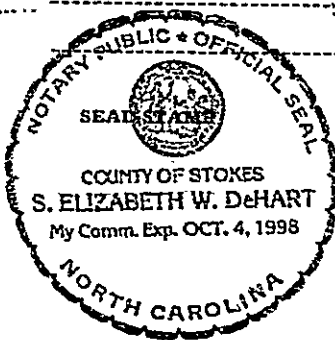
RALPH G. SANDERS, JR.

Annette S. Sanders (SEAL)

ANNETTE S. SANDERS

..... (SEAL)

..... (SEAL)



NORTH CAROLINA, Stokes County.

I, a Notary Public of the County and State aforesaid, certify that

Ralph G. Sanders, Jr. and Annette S. Sanders Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my

hand and official stamp or seal, this 11 day of September, 1996

My commission expires: 10-4-98 *S. Elizabeth W. DeHart* 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 *S. Elizabeth W. DeHart, NP*

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

FORSYTH

REGISTER OF DEEDS FOR COUNTY

By *John C. Hood* Deputy/Assistant Register of Deeds