



BK1680 P3638

PRESENTED FOR
REGISTRATION
RECORDED

Nov 22 9 55 AM '89

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH COUNTY NC

48.00 pd DK

11

Excise Tax

Recording Time, Book and Page

Tax Lot No. 59; Tax Block 6179

Parcel Identifier No.

Verified by

County on the

day of

, 19

by

Property Address: 3205 Hickory Ridge Drive, Winston-Salem, NC 27127

Mail after recording to Drawer of Dennis W. McNames

This instrument was prepared by

Dennis W. McNames

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 22 day of November, 19 89, by and between

GRANTOR

GRANTEE

R & F CONSTRUCTION, INC.,
a North Carolina Corporation

WILLIAM J. ROETTGER
and wife,
LAURIE ANN ROETTGER

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 Number 59 as shown on the Map of Kingstree, Phase III, as recorded in revised Plat Book 33, Page 77, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1669, at Page 2620, Forsyth County Registry.

Rev.
A map showing the above described property is recorded in Plat Book 33 page 77.

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, conditions and restrictions of record, if any, and 1989 ad valorem 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.

R. & F. CONSTRUCTION, INC.
(Corporate Name)
By: William J. Ruck
President
ATTEST: B. A. Flippin
Secretary (Corporate Seal)

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 _____ Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 19____.

My commission expires: _____ Notary Public

SEAL-STAMP

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that B. A. Flippin Secretary of R. & F. CONSTRUCTION, INC. 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 22 day of November, 1989.

My commission expires: August 23, 1993 Kathy Adams Notary Public

The foregoing Certificate(s) of Kathy Adams, 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.

L. E. Spear REGISTER OF DEEDS FOR Forsyth COUNTY
By Patsy Davis Deputy/Assistant - Register of Deeds