

BK1745 P1541



PRESENTED FOR
REGISTRATION
AND RECORDED

'92 MAY 21 A10:35

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

\$8.00 pd.

47

JSV

No Taxable consideration
For Business Convenience

Excise Tax

QMV

Recording Time, Book and Page

Tax Lot No. LOT 62, BLOCK 3901 Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to VONCANNON BOX

This instrument was prepared by Donald M. VonCannon

Brief description for the Index Old Vineyard Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21st day of MAY, 19 92, by and between

GRANTOR

GRANTEE

G. STEVEN FELTS and wife,
EVA JANE FELTS

F & S ASSOCIATES OF WINSTON-SALEM, INC.
4009 Old Vineyard Road
Winston-Salem, NC 27104

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:

BEGINNING at an iron stake in the northern right of way line of Old Vineyard Road (Public 60-foot right of way), said iron stake being the southeast corner of the Southern Bell property described in Deed Book 853, page 371, and thence with the eastern boundary line of the said Southern Bell property, North 02° 00' 00" East 470.01 feet to a stone in the southern boundary line of the New Philadelphia Moravian Church property, said church property being informally known and designated as Lot 84, Block 3905, on the Forsyth County tax maps; thence with the southern boundary line of the said church property, South 87° 50' 47" East 121.04 feet to an iron stake, said iron stake being the northwest corner of the Marcella B. Fletcher property described in Deed Book 1455, page 408, Forsyth County Registry; thence with the western boundary line of the Fletcher property and the property of Blanche Y. Bailey described in Deed Book 1432, page 1054, Forsyth County Registry, and the western boundary line of the Walter and Helen Click property described in Deed Book 1243, page 1754, Forsyth County Registry, South 02° 00' 00" West 468.35 feet to an iron stake in the northern right of way line of Old Vineyard Road; thence with said northern right of way line, North 61° 00' 14" West 135.84 feet to the point and place of BEGINNING as shown on a survey by Coc Forestry and Surveying Company.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1744, Page 4083

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 easements and restrictions of record, if any, and 1992 ad valorem taxes (not yet due and payable).

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

G. Steven Felts (SEAL)
G. STEVEN FELTS

Eva Jane Felts (SEAL)
EVA JANE FELTS

..... (SEAL)

..... (SEAL)

SEAL-STAMP

NORTH CAROLINA, FORSYTH County.

I, a Notary Public of the County and State aforesaid, certify that G. STEVEN FELTS and wife, EVA JANE FELTS, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 21st day of MAY, 1992.

My commission expires: 3-28-95 *Donald M. VonCannon* Notary Public

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 *Donald M. VonCannon 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

By *Jessie L. Lakin* REGISTER OF DEEDS FOR FORSYTH COUNTY
Deputy/Assistant Register of Deeds