

FORSYTH COUNTY
455

87-12-95

12

PRESENTED FOR
REGISTRATION
AND RECORDED

'95 JUL 12 A10:07

John Holleman
Register of Deeds
Forsyth Co. NC

8K1863

P2917



Real Estate
Excise Tax

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 Grantee: 1131 Junia Avenue, Winston Salem, NC 27107

This instrument was prepared by W. McNair Tornow

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6..... day of JULY....., 19 95, by and between

GRANTOR

GRANTEE

RANDALL J. PENNELL and wife,
VICKIE G. PENNELL

IGNACIO OCEGUEDA E. and wife, -
PERLA OCEGUEDA

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

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

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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: Except easements, conditions, restrictions of record if any, and 1995 Ad Valorem Property Taxes to be prorated.

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

Randall J. Pennell (SEAL)
RANDALL J. PENNELL

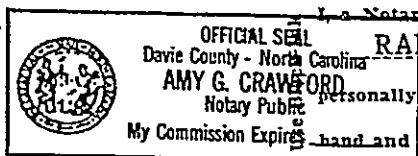
Vickie G. Pennell (SEAL)
VICKIE G. PENNELL

..... (SEAL)

..... (SEAL)

SEAL-STAMP

NORTH CAROLINA, FORSYTH County.



I, a Notary Public of the County and State aforesaid, certify that
RANDALL J. PENNELL and wife, VICKIE G. PENNELL Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 6 day of JULY, 1995

My commission expires: 6/1/99 Amy G. Crawford 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 Amy G. Crawford, N.P., Davie 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.

JOHN HOLLEMAN, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By Deputy/Assistant - Register of Deeds

BK1863 P2919

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot No. 16, as shown on the Map of Forest Park Terrace, as recorded in Plat Book 14, Page 10, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.