

DRAFTED BY: Robert W. Porter, Attorney / BOX

RECORDING TIME **BK1900 P2528**
PRESENTED FOR
REGISTRATION
AND RECORDED

FORSYTH COUNTY
1773

05-13-96

25



\$57.00

Real Estate
Excise Tax



EXCISE TAX \$57.00

'96 MAY 13 AIO:40

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

PROBATE AND FILING FEE \$ PAID

Tax Block: 4426J Lot: 55 Parcel Identifier No.:
Property Address: Fawndale Drive, Lewisville, NC 27023
Mail after recording to: PORTER BOX
Mail future tax bills to:

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 7th day of May, 19 96, by and between

GRANTOR
J & D INVESTMENTS, INC.

GRANTEE
HARRIS B. GUPTON, TRUSTEE FOR AN
IRREVOCABLE TRUST AGREEMENT DATED
NOVEMBER 21, 1995

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, in consideration of (\$10.00 & O.V.C.) Ten Dollars and O. V. C. to them 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 in Forsyth County, North Carolina Lewisville Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED AS Lot No. 55, as shown on the Plat of ARBOR RUN, SECTION 3, as recorded in Plat Book 33, Page 148, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. For further reference, see Deed Book 1878, Page 2761, Forsyth County Registry.

BEING INFORMALLY KNOWN AS Tax Lot 55, Block 4426J, Lewisville Township, Forsyth County Tax Records.

TOGETHER with and subject to those rights, easements, and assessments as set out in Book 1878, Page 2761, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantor, according to the Grantor's record. 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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

Easements and restrictions of record, if any, and 1996 ad valorem taxes, pro-rated to date of closing.

IN WITNESS WHEREOF the Grantor has 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.

_____(seal) _____(seal)
_____(seal) _____(seal)
_____(seal) _____(seal)
_____(seal) _____(seal)
_____(seal) _____(seal)

J & D INVESTMENTS, INC.

Corporate Name

By: Denise M. Gupton

President

ATTEST:

Linda B. Adolph

Asst. Secretary



STATE OF NORTH CAROLINA - Forsyth County

I, Denise M. Gupton, a Notary Public of Forsyth County, NC, do hereby

certify that Linda B. Adolph personally came before me this day and

acknowledged that s/he is Asst. secretary of J & D INVESTMENTS, INC.



Denise M. Gupton a North Carolina corporation, and that by authority duly given 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 Linda B. Adolph as its Asst. Secretary.

Witness my hand and notarial seal this the 9th day of May, 1996.

SEAL/STAMP

My commission expires Nov. 15, 1998. Denise M. Gupton Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

The foregoing Certificate(s) of Denise M. Gupton, Notary Public, Stokes County, NC

is/are certified to be correct.

This the 13th day of May, 1996

JOHN HOLLEMAN

Register of Deeds for Forsyth County by:

[Signature] Deputy/Assistant
Forsyth County Register of Deeds form LFD 450