

FORSYTH COUNTY
3119

06-28-96



\$28.00

Real Estate
Excise Tax

Excise Tax

196

BK1908 P1863

PRESENTED FOR
REGISTRATION
AND RECORDED

'96 JUN 28 P1:58

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

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of, 19....
by

Mail after recording to Inez I. Linville, (Box) 242 North Cherry Street,
Kernersville, NC 27284

This instrument was prepared by Inez I. Linville, Attorney at Law

Brief description for the Index

Lot 41, Bonanza Hills

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28 day of June, 1996, by and between

GRANTOR

JIMMY G. HUFFMAN (Divorced)

GRANTEE

KEOPHOUANGPHANH and CHANTHALONE XAYKOSY
(Wife) (Husband)

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

see attached Exhibit A.

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The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1842

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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:

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

----- (SEAL)
----- (SEAL)
----- (SEAL)
----- (SEAL)

SEAL-STAMP

NORTH CAROLINA, Forsyth County.



Public of the County and State aforesaid, certify that Jimmy G. Huffman
----- Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 28th day of June, 1996
My commission expires: 8/15/99 Notary Public

SEAL-STAMP

NORTH CAROLINA, ----- County.

Use Black Ink

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 Inez Llinville, 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 ----- Deputy/Assistant - Register of Deeds

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EXHIBIT A

BEING KNOWN and designated as Lot Number 41 as shown on the Map of Bonanza Hills, as recorded in Plat Book 22, page 162, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

This conveyance is made subject to easements and restrictions of record, any outstanding deeds of trust, and to a water right recorded in Deed of Trust Book 1098, page 1202, Forsyth County Registry.

Property address: 1938 Cartwright Drive, Kernersville, NC 27284