FORSYTH COUNTY
2164

12-21-95

$35.00

STATE OF NORTH CAROLINA

Real Estate Excise Tax

129

BK1882 P1988
PRESENTED FOR REGISTRATION AND RECORDED

'95 DEC 21 P2:49

John Holleman
Register of Deeds
Forsyth Co. N.C.
Recording Time, Book and Page

10 8 Hilda Green

Tax Lot No. 23, Block 5172 Parcel Identifier No. pt 25D

Verified by ..... County on the ..... day of ....., 19.....

by .....

Mail after recording to A&L Development, Inc., 7008 Discovery Ln, Walkertown, NC 27051

This instrument was prepared by LeAura Alderson

Brief description for the Index Mystic Glen, lot 23

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18th day of December, 1995, by and between

GRANTOR	GRANTEE
Thomas A. Ayers, Jr. and wife Janice C. Ayers	A&L Development, Inc.

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

Being known and designated as Lot 23 as shown on Map of MYSTIC GLEN, recorded in Plat Book 35, Pages 49 and 50 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: Discovery Lane

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Printed by Agreement with the N.C. Bar Assoc. — 1981

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:

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

Thomas A Ayers jr (SEAL)

Janice C Ayers (SEAL)

.....(SEAL)

.....(SEAL)

SEAL-STAMP

MARGARET B. PERKINS NOTARY PUBLIC FORSYTH COUNTY, N.C.

Use Black Ink

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Thomas A. Ayers jr. and Janice Ayers Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 18th day of December 19 95.

My commission expires: March 27, 1999 Margaret B. Perkins Notary Public

SEAL-STAMP

Use Black Ink

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 Margaret B. Perkins N.P. of 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.

JOHN HOLLEMAN, REGISTER OF DEEDS

.....REGISTER OF DEEDS FOR FORSYTH COUNTY

By Anita C. Hood Deputy/Assistant - Register of Deeds

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