

Mail: Mrs. Grover C. McPherson
NORTH CAROLINA 3021 Brytania Rd. 67
FORSYTH COUNTY City 27106

WARRANTY DEED

THIS DEED, Made this the 28th day of January, 1975, by LAURA S. POINDEXTER (Widow) of Yadkin County, State of North Carolina, party of the first part, to F. DONALD POINDEXTER and BETTY P. McPHERSON of Yadkin County, State of North Carolina, parties of the second part;

WITNESSETH:

That the said party of the first part in consideration of (\$10.00 OVC) TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to her paid by the said parties of the second part, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell and convey unto the said parties of the second part and their heirs a tract or parcel of land in the County of Forsyth and State of North Carolina, in Winston Township, and bounded as follows:

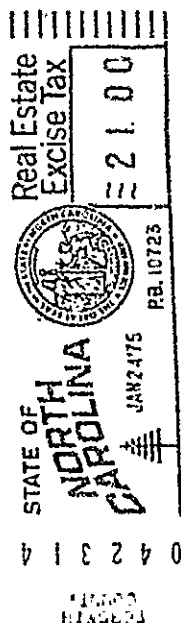
FIRST TRACT: Situate, lying and being in the City of Winston-Salem, North Carolina, and being known and designated as Lot No. 19 as shown on the Map of the Harrison Estate, a plat of which is recorded in Plat Book 10, Page 129, Office of Register of Deeds, Forsyth County, North Carolina, reference to which is hereby made. EXCEPTING therefrom a small strip of land five feet in width off the western end of said lot heretofore conveyed to Melvin G. Sheets by deed dated September 11, 1948, and recorded in Book 599, Page 28, Office of Register of Deeds, Forsyth County, N. C. This conveyance is made and accepted subject to the restrictive covenants, conditions and easements of record. Reference is made to Deed Book 807, Page 436, said Registry.

SECOND TRACT: BEGINNING at an iron stake, the Northeast corner of the P. N. Ziglar lot and the Southeast corner of Lot No. 2 on hereinafter mentioned map; thence with the line of Lot No. 2, North 85 degs. 35 mins. West 285 feet to an iron stake; thence two new lines South 2 degs. 10 mins. West 85 feet to an iron stake; thence South 85 degs. 35 mins. East 285 feet to an iron stake on the West side of an unnamed street (now Burkewood Street); thence with said street North 2 degs. 10 mins. East 85 feet to the BEGINNING and being the Northeast corner of Lot No. 3 as shown on the map of E. W. Oliver land, as recorded in Plat Book 1, Page 24 in the office of the Register of Deeds of Forsyth County, North Carolina. Reference is made to Deed Book 895, Page 176, said Registry.

THIRD TRACT: BEGINNING at the Southwest intersection of Sharon Street, now Collingwood Street and Jefferson Avenue, running thence West along the South side of Jefferson Avenue 50 feet to the Northeast corner of Lot 3; thence Southwardly along the East line of Lot 3 to a distance of 150 feet to the Southeast corner of Lot 3; thence Eastwardly 50 feet to Sharon Street, now Collingwood Street; thence Northwardly with the West side of Sharon Street 150 feet to place of beginning, being known and designated as 1-2 Block F., Westover Annex, recorded in Book 3, Page 71-A, also 1-2 Block 1114, Forsyth County Tax Map. For chain of title see Book 210, Page 222; Book 220, Page 211, Book 232, Page 162; Book 283, Page 56; Book 285, Page 205; Book of Deeds of Trust 232, Page 167; Book 299, Page 325; Book 304, Page 112; Book 308, Page 216; Book 325, Page 261; Book 362, Page 125; Book of Deeds 370, and Deed Book 806, Page 466, Forsyth County Registry.

FOURTH TRACT: BEGINNING at a stone, the same being the Northeast corner of Austin Charles' lot, runs thence Northwardly 156 feet to a stone on the South side of Junia Avenue; thence Westwardly with Junia Avenue 76 feet to a stone; thence Southwardly 150 feet to a stone in the Northwest corner of Austin Charles' lot; thence Eastwardly 68 feet to the beginning. The same being part of the land deeded by R. B. Waugh and wife, Mary A. Waugh, to Miss C. E. Tucker, recorded in the Register of Deeds office of Forsyth County in Book No. 70, Page 4, dated November 15, 1902. Reference is made to Deed Book 363, Page 140, Forsyth County Registry.

FIFTH TRACT: A one-third (1/3) undivided interest in the following described lands: Lots 34 and 35, Block D as shown on the map entitled Westover Annex



BOOK 1141 P 0165

1141 P 0165

No. 2, made by Paul King and on record in Plat Book No. 3, Page 71A in the office of Register of Deeds Forsyth County. For further reference see deed of Atlantic Coast Realty Co. and Traders Inc., to Boyles Building Company. Also deed from Boyles Building Co. to R. C. King and deed of trust from R. C. King to K. M. Stanley, Trustee. All in office of Register of Deeds of Forsyth County. Reference is also made to Deed Book 424, Page 113, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said parties of the second part and their heirs and assigns forever.

And the said party of the first part does covenant that she is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from incumbrances; and that she will warrant and defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said party of the first part has hereunto set her hand and seal.

Laura S. Poindexter (SEAL)
LAURA S. POINDEXTER (Widow)

NORTH CAROLINA
YADKIN COUNTY

I, Sandra J. Poindexter, a Notary Public of said County, do hereby certify that Laura S. Poindexter (Widow), each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal, this the 26th day of January, 1975.

Sandra J. Poindexter
NOTARY PUBLIC

My Comm. Exps: June 5, 1977

NORTH CAROLINA
FORSYTH COUNTY

The foregoing certificate of Sandra J. Bryant a Notary Public of Yadkin County is certified to be correct. This instrument was presented for registration this 24 day of Jan, 1975, at A.M., P.M., and duly recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Book , Page .

This the 24 day of Jan, A.D., 1975.

EUNICE AYERS, Register of Deeds

BY: Jessie Golden
ASSISTANT, DEPUTY REGISTER OF DEEDS

REGISTER OF DEEDS

Probate fee 50¢ paid

This instrument prepared by: Walter Zachary, Attorney At Law

PRESENTED FOR
REGISTRATION
AND RECORDED

JAN 24 3 57 PM '75

EUNICE AYERS
REGISTER OF DEEDS
FORSYTH CTY. N.C.

JB #3.00 pd.

BOOK 1141 P 0166