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PRESENTED FOR  
REGISTRATION  
AND RECEIVED

DEC 6 2 27 PM '85

L.E. SPEAS  
REGISTER OF DEEDS  
FORSYTH CTY. N.C.

#8. SDP  
K/R

Excise Tax

Recording Time, Book and Page

Tax Lot Nos. 31, 32 and 33. Tax Block 717.  
XX

Mail after recording to Mr. and Mrs. Lee Calvin Dietz; Dublin Drive; Winston-Salem,  
NC 27101

This instrument was prepared by NEAL E. TACKABERY, ESQUIRE

Brief description for the Index

2207 Sunnyside Avenue  
Winston-Salem, NC 27107

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 11th day of November, 1985, by and between

GRANTOR  
FORYST SIDES WRIGHT (Widow);  
ALLENE SIDES SELF (Widow);  
ROBERT L. HECKARD and wife,  
POCAHONTAS SIDES HECKARD;  
ALFRED D. SIDES and wife,  
JUNE G. SIDES;  
M. L. DORTON and wife,  
BETTIE SIDES DORTON; and  
JOHN B. GARRETT and wife,  
NANCY SIDES GARRETT, being all the  
Heirs of Russell H. Sides

GRANTEE  
LEE CALVIN DIETZ and wife,  
CAROLYN ALLEN DIETZ  
Dublin Drive  
Winston-Salem, NC 27101

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

BEGINNING at the Southeastern corner of Sunnyside Avenue and Monmouth Street; thence running Southeastwardly with said avenue, 141.42 ft. to an alley; thence Eastwardly with said alley, 52.6 ft.; thence Northwardly 100 ft. to Monmouth Street; thence Westwardly with Monmouth Street, 152.58 ft. to the BEGINNING. Being Lots Nos. 31, 32 and 33 in Block 48 as shown on the Map of Winston-Salem Land and Investment Company, recorded at Book 40, Page 395. Being the same property conveyed to N. S. Mullican by Alan S. O'Neal, Trustee, by Trustee's Deed dated September 5, 1939, and filed for record in the Office of the Register of Deeds for Forsyth County, North Carolina.

Also being the same property conveyed by Deed recorded at Book 504, Page 28, in the Forsyth County Register of Deeds' Office.

(Tax Lots Nos. 31, 32 and 33; Tax Block 717)

The property hereinabove described was acquired by ~~Grantor~~ by instrument recorded in Deed Book 504, Page 28.

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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:

- a) 1985 and succeeding years' ad valorem taxes; and
- b) easements and restrictions of record, if any.

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.

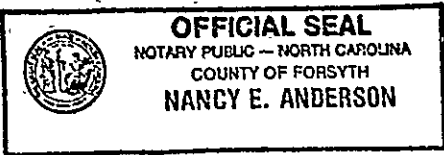
<u>Joseph Sides Wright</u> (SEAL)	<u>Alfred D. Sides</u> (SEAL) ✓
Foryst Sides Wright (Widow)	
<u>Allene Sides Self</u> (SEAL)	<u>Jane G. Sides</u> (SEAL) ✓
Allene Sides Self (Widow)	
<u>Robert L. Heckard</u> (SEAL)	<u>M. L. Dorton</u> (SEAL) ✓
Robert L. Heckard	
<u>Pocahontas Sides Heckard</u> (SEAL)	<u>Bettie Sides Dorton</u> (SEAL) ✓
Pocahontas Sides Heckard	
<u>John B. Garrett</u> (SEAL)	<u>Nancy Sides Garrett</u> (SEAL) ✓
John B. Garrett	

STATE OF NORTH CAROLINA - County of FORSYTH  
I, NANCY E. ANDERSON, a Notary Public of FORSYTH County, North Carolina, do hereby certify that FORYST SIDES WRIGHT (Widow) did personally appear before me this day and acknowledge the due execution of the foregoing Deed.

WITNESS my hand and Notarial Seal or Stamp, this the 10th day of November, 1985.

My commission expires: My Commission Expires June 6, 1989 Nancy E. Anderson Notary Public

NOTARIAL SEAL/STAMP:



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STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, Betty S. Cook, a Notary Public of Forsyth County, North Carolina, do hereby certify that ALLENE SIDES SELF (Widow) did personally appear before me this day and acknowledge the due execution of the foregoing Deed.

WITNESS my hand and Notarial Seal or Stamp, this the 11<sup>th</sup> day of November, 1985.

My commission expires: June 1, 1990

Betty S. Cook  
Notary Public

NOTARIAL SEAL/STAMP:

BETTY S. COOK, Notary Public  
Forsyth County, North Carolina  
My Commission expires June 1, 1990

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STATE OF NORTH CAROLINA - COUNTY OF DAVIDSON

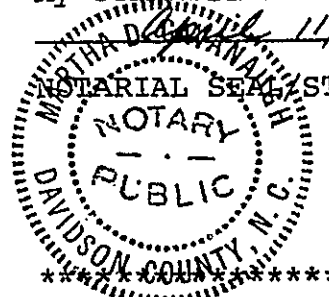
I, Martha D. Casanough, a Notary Public of Davidson County, North Carolina, do hereby certify that ROBERT L. HECKARD and wife, POCAHONTAS SIDES HECKARD, did personally appear before me this day and acknowledge the due execution of the foregoing Deed.

WITNESS my hand and Notarial Seal or Stamp, this the 12<sup>th</sup> day of November, 1985.

My commission expires: December 11, 1988

Martha D. Casanough  
Notary Public

NOTARIAL SEAL/STAMP:



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STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

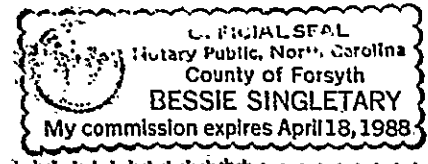
I, Bessie Singletary, a Notary Public of Forsyth County, North Carolina, do hereby certify that ALFRED D. SIDES and wife, JUNE G. SIDES did personally appear before me this day and acknowledge the due execution of the foregoing Deed.

WITNESS my hand and Notarial Seal or Stamp, this the 2 day of December, 1985.

My commission expires: April 18, 1988

Bessie Singletary  
Notary Public

NOTARIAL SEAL/STAMP:



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STATE OF NORTH CAROLINA - COUNTY OF TREDELL

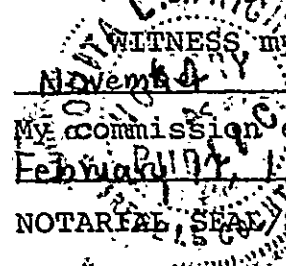
I, Bonita L. Wright, a Notary Public of Tredell County, North Carolina, do hereby certify that M. L. DORTON and wife, BETTIE SIDES DORTON did personally appear before me this day and acknowledge the due execution of the foregoing Deed.

WITNESS my hand and Notarial Seal or Stamp, this the 15 day of November, 1985.

My commission expires: February 1, 1989

Bonita L. Wright  
Notary Public

NOTARIAL SEAL/STAMP:

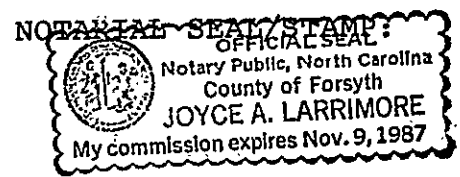


STATE OF NORTH CAROLINA - COUNTY OF Forsyth

I, Joyce A. Larrimore, a Notary Public of Forsyth County, North Carolina, do hereby certify that JOHN B. GARRETT and wife, NANCY SIDES GARRETT, did personally appear before me this day and acknowledge the due execution of the foregoing Deed.

WITNESS my hand and Notarial Seal or Stamp, this the 13<sup>th</sup> day of November, 1985.

My commission expires: Nov. 9, 1987. Joyce A. Larrimore  
Notary Public



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STATE OF NORTH CAROLINA - Forsyth County

The foregoing certificates of Nancy E. Anderson, Betty S. Cook,  
Bessie Dingleberry & Joyce A. Larrimore, Notaries Public Forsyth  
Co, N.C. & Martha D. Caranough N.P. Davidson Co, N.C.  
& Bonita L. Waight N.P. Studell Co N.C.

are certified to be correct. This instrument and the certificates are duly registered at the date and time and in the Book and Page shown on the first page hereof.

L. E. SPEAS, Register of Deeds

By: Jessie Holden  
Deputy ~~Assistant~~

Probate Fee: \$1.00  
Recording Fee: \$8.50  
Deed Stamps: \$ \_\_\_\_\_