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PRESENTED FOR REGISTRATION AND ALTOPOSED

DEC 6 2 27 PM '85

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

#8.50 pe

Excise Tax

Recording Time, Book and Page

Tax Lot Nos. 31, 32 and 33

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 1/14 day of November, 19.85, 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.q. 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)

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

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:

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

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.

Tough Sides Wright	SEAL	abul I Leiler	✓  (SEAL)
Foryst Sides Wright (Wighw)	<del></del>	Alfred D. Sides	•
Allene Sides Self (Widow)	(SEAL)	Mune G. Sides	. (SEAL
De + OT/	/	2 A	L
Nover Jeckara	(SEAL) (	n A Hora	(SEAL
Robert L. Heckard		M. Z. Dorton	1 12
Pocehontal Side Decker	(SEAL)	Dellie Sides De	orlow (SEAL
Pogahontas Sides Heckard	سد ا	Bettie Sides Dorton	
John B. Jarren	(SEAL)	Many Sides Harriest	CSEAL
John B. Garrett	*****	Nancy Sides Garrett ************************	*****
STATE OF NORTH CAROLINA - Coun	ty of FOR	SVTH	
Carolina, do hereby certify th	at FORYST		sonally
appear before me this day and Deed.	acknowledg	e the due execution of the f	oregoing
WITNESS my hand and Notar	ial Seal o	r Stamp, this the 10th day	of ·
My commission expires: My Commission Expires June 6, 1989	••••••••••••••••••••••••••••••••••••••	/ Any E. Indees. Notary Public	
NOTARIAL SEAL/STAMP:		_	
MOTARY PUBLICOUN	CIAL SEAL  LIC NORTH CAROLINA  TY OF FORSYTH  E. ANDERSON		

\*

	STATE OF NORTH CAROLINA - COUNTY OF FCRSYTH
	I, 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 // day of
	My commission expires:  Selly S. (and )  Notary Public
	NOTARIAL SEAL/STAMP:
	BETTY S. COOK, Notary Public Forsyth County, North Carolina My Commission expires June 1, 1990
	**************************************
	I, Mathe D Caranage, a Notary Public of Mudden 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 12th day of Malember, 1985.
	My commission expires:  Martha N. Carlanaugh  Notary Public
1117.	NOTARIAL SEALYSTAMP:
11111	POUBLIC OF
	**************************************
	I. Sende Sanditary, a Notary Public of Forseth 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 day of
ı	My commission expires:  After the first that the second of
; ;	NOTARIAL SEAL/STAMP:
	C. Ficial SEAL County Of Forsyth BESSIE SINGLETARY My commission expires April 18, 1988
1	*******************
	STATE OF NORTH CAROLINA - COUNTY OF Tredel
	I, Bonita Wiring, a Notary Public of Tredel 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.
-	MITNESS my hand and Notarial Seal or Stamp, this the 15 day of
	My Commission expires: Oonto a Wright
}	Notary Public NOTARIAL, SEAL STAMP:
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STATE OF NORTH CAROLINA - COUNTY OF forest
I, Jane A. Laminus, a Notary Public of Long 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 13th day of November, 1985.
My commission expires:  New. 9, 1987  Notary Public
NOTAL LATE SEAL STAMP  OFFICIAL SEAL  OVER A LATE SEAL SEAL  County of Forsyth  JOYCE A. LARRIMORE  My commission expires Nov. 9, 1987
**************************************
STATE OF NORTH CAROLINA - Forsyth County
The foregoing certificates of Mancy E. Andrew, Betty & Cook
Bessi Sendetary + Joyce Q. Larrimon notareis Public Torsith
Co, N.C. + Martha D. Cavanaugh N. P. Davidson Co N.C.
I Bonita L. Wright N. P. dredell 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: Deputy Designation
Probate Fee: \$1.00 Recording Fee: \$8.50 Deed Stamps: \$