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PRESENTED FOR
REGISTRATION
AND RECORDED

JAN 20 2 00 PM '86

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

45.50
ABN

Excise Tax

Recording Time, Book and Page

[illegible]

Mail after recording to Mr. Winston A. Bell; ^{2263 SEDGEMONT DRIVE}~~1456 Douglas, N.E.~~; Winston-Salem,
NC 27103

This instrument was prepared by David B. Blanco, Esquire

Brief description for the Index

TB 1388; Lt. 227

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 12th day of DECEMBER, 1985, by and between

GRANTOR

GRANTEE

ESTATE OF EVA MAE ELLIS
c/o Alice Baldwin, Executrix
795 E. 8th Street - Apt. 0
Winston-Salem, NC 27101

WINSTON A. BELL
1456 Douglas, N.E.
Winston-Salem, NC 27105

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 an iron stake in the West line of Douglas Avenue; thence Westwardly 130 ft. to an iron stake; thence Northwardly 50 ft. to an iron stake; thence Eastwardly 131.5 ft. to an iron stake in the West line of Douglas Avenue; thence Southwardly along the West line of Douglas Avenue 50 ft. to the place of BEGINNING, and BEING KNOWN AND DESIGNATED as Lot No. 227, as shown on Map of Fourteenth Street Development Company as recorded in Plat Book 2, Page 32A, Register of Deeds of Forsyth County, North Carolina. Also see Book of Deeds No. 249, Page 132, and Book 276, Page 253.

TAX BLOCK 1388; LOT 227

The property hereinabove described was acquired by Grantor by instrument recorded in . . . Book 276, Page 253.

A map showing the above described property is recorded in Plat Book . . . 2 . . . page . . . 32A . . .

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, 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.

(Corporate Name)

By: -----

----- President

ATTEST: -----

----- Secretary (Corporate Seal)

USE BLACK INK ONLY

ESTATE OF EVA MAE ELLIS XXXXX

By: Alice Baldwin (SEAL)
Alice Baldwin, Executrix

----- (SEAL)

----- (SEAL)

SEAL - STAMP

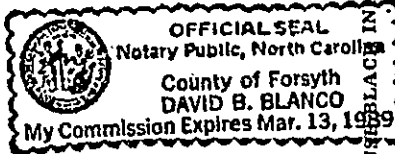
NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that ALICE BALDWIN,

Executrix of the ESTATE OF EVA MAE ELLIS, Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 12th day of DECEMBER, 1985

My commission expires: 3-13-89 David B. Blanco Notary Public



SEAL - STAMP

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 of David B. Blanco N.P. Forsyth Co. N.C.

is ~~not~~ 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.

L. E. SPEAS, ----- REGISTER OF DEEDS FOR FORSYTH COUNTY

By Jessie Gaden Deputy, ~~Notary~~ Register of Deeds.

Filing: \$5.50

Probate: \$1.00

Stamps: \$11.00