



PRESENTED FOR REGISTRATION AND RECURDED

JAH 20 2 00 PM '86

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

Excise Tax

Recording Time, Book and Page

Tax Lot No. ....227.....

SEDGEMONT DRIVE Mail after recording to Mr. Winston A. 1456 Douglas, N.E.; Winston-Salem,

This instrument was prepared by .....

David B. Blanco, Esquire

Brief description for the Index

TB 1388; Lt.

## NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 122 day of \_\_\_\_

WECEMBER , 19. 85, by and between

GRANTOR

ESTATE OF EVA MAE ELLIS 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.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 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

| A map showing the above described property is recorded in Plat Book. 2   | The property hereinabove described was acquired   | n by Grantor by instrument recorded in 2001 2.5% 2440  |
|--|---|--|
| TO HAVE AND TO HOLD the aforesaid lot or pured 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 bereinface stated. Title to the property hereinabove described is subject to the following exceptions:  a) 1985 and succeeding years's ad valorem taxes; and  b) easements and restrictions of record, if any.  Its witness, witness, or the districtions of record, if any.  Its witness, witness, or the districtions of record, if any.  Its witness, witness, or the districtions of record, if any.  Its witness, witness, or the districtions of record, if any.  Its witness, witness, or the districtions of record, if any.  Its witness, witness, or the districtions of record, if any.  Its witness, witness, or the districtions of record, if any.  Its witness, witness, or the districtions of record, if any.  Its witness, witness, witness, or the districtions of record, if any.  Its witness, witness, witness, or the districtions of records, and the state of bleedors, the day and year their above witness.  Its witness, witness, witness, and its seal to be hereunis afficed by authorised of the States of Bleedors, and state aforesaid, certify that personally came before one that day and acknowledged that the certificate in the many and state aforesaid, certify that the states of Bleedors, and the state of the corporation, the foregoing instrument was igned in its name by its premainly came before one that day and acknowledged that the certificate, the states of the corporation, the foregoing instrument was igned in its name by its secretar |   |  |
| And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor received from the second for the oxceptions hereinance and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the oxceptions hereinance the second described is subject to the following exceptions:  This to be proposely bacededing years: a value of the control of the second taxes; and all persons grant taxes; and be called the second taxes; and because the second taxes and the second taxes are second to the second taxes and the second taxes are second to the second taxes and the second taxes are second to the second taxes and taxes are second to the second taxes and taxes are second to the second taxes are second to the second taxes and taxes are second to the second taxes.  **ESTATE OF EVA MAE ELLIS  ****  ****  ***  ***  ***  ***  **   | _   |  |
| Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions here exceptions. The to the property hereinabove described is subject to the following exceptions:  a) 1985 and succeededing years' ad valorem taxes; and b) easements and restrictions of record, if any.  IN WITNESS WHEREOF, the Grantor has hursunto set his hand and seal, or it corporate, has caused this instrument to be signed in its expectations caused by its dudy adiaborated officers and its seat to be hereinto afford by activity of its bears of bureless, the day safe year sink appears whether the seat of bureless, the day safe year sink appears whether the seat of bureless, the day safe year sink appears whether the seat of bureless, the day safe year sink appears whether the seat of bureless, the day safe year sink appears whether the seat of the seat of bureless, the day safe year sink appears whether the seat of the seat of bureless, the day safe year sink appears whether the seat of the seat of the seat of bureless and safe afforested, certify that acknowledged that he is seat to the seat of the commission buries that is 1925.  SEAL-STAMP NORTH CAROLINA. FOISYth county and state afforested, certify that acknowledged that he is seat of the seat of the seat of the county and state afforested, certify that appeared the seat of the county and state afforested, certify that generally came before me this day and acknowledged that he is seat of the seat of the county and state afforested that he is seat of the seat of the county and state afforested that he is seat of the seat of the county and state afforested.  A North Carolina corporation, and that by autherity duly generally came before me this day and acknowledged that he is seat of the seat of the county and state afforested that he is seat of the seat of the county and state afforested that he is seat of the seat o |   | arcel of land and all privileges and appurtenances thereto belonging to the  |
| By:    Secretary (Corporate Name)   By:  | Grantor will warrant and defend the title again except for the exceptions hereinafter stated.  Title to the property hereinabove described is suggested in the property hereinabove described is suggested in the property hereinabove described is suggested in the property hereinabove described is suggested. | st the lawful claims of all persons claiming by, under or through Grantor, ubject to the following exceptions: ad valorem taxes; and   |
| By:    Secretary (Corporate Name)   By:  | IN WITNESS WHEREOF, the Grantor has hereunt corporate name by its duly authorized officers and its ser  | o set his hand and seal, or if corporate, has caused this instrument to be signed in its<br>al to be hereunto affixed by authority of its Board of Directors, the day and year first |
| NORTH CAROLINA, FORSYTH County.  I, a Notary Public of the County and State aforesald, certify that ALICE BALDWIN,  OFFICIAL SEAL  EXECUTIX OF the ESTATE OF EVA MAF ELLIS. Grantor,  Notary Public, North Carolina Desonally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  County of Forsyth DANID B. BLANCO My Commission Expires Mar. 13, 1989  My commission expires: 3-13-87  NORTH CAROLINA, I, a Notary Public of the County and State aforesald, certify that  EXACUTIX OF the ESTATE OF EVA MAF ELLIS.  My commission expires: 3-13-87  NORTH CAROLINA, I, a Notary Public of the County and State aforesald, certify that  EXACUTIVE MAP IN THE CAROLINA, I, a Notary Public of the County and State aforesald, certify that  EXACUTIVE MAP IN THE PROPERTY OF EVA MAF ELLIS.  SEAL-STAMP  NORTH CAROLINA, I, a Notary Public of the County and State aforesald, certify that  EXACUTIVE MAP IN THE PROPERTY OF EVA MAF ELLIS.  SEAL-STAMP  NORTH CAROLINA, I, a Notary Public of the County and State aforesald, certify that  EXACUTIVE MAP IN THE PROPERTY OF EVA MAF ELLIS.  SEAL-STAMP  NORTH CAROLINA, I, a Notary Public of the County and State aforesald, certify that  EXACUTIVE MAP IN THE PROPERTY OF EVA MAF ELLIS.  SEAL-STAMP  NORTH CAROLINA, I, a Notary Public of the County and State aforesald, certify that  EXACUTIVE MAP IN THE PROPERTY OF INTERPROPERTY OF INTERPREPARTY OF INTERPROPERTY OF INTERPROPERTY OF INTERPROPERTY OF INTE | above written.  | ESTATE OF EVA MAE ELLIS XXXXX  |
| SEAL-STAMP  NORTH CAROLINA, FORSYth County.  I, a Notary Public of the County and State aforesaid, certify that ALICE BALDWIN,  OFFICIAL SEAL  EXECUTIX OF the ESTATE OF EVA MAF ELLIS. Grantor,  Ocupity of Forsyth  Desonally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  County of Forsyth  DAVID B. BLANCO  My Commission Expires Mar. 13, 1889  My commission expires: 3-13-87  NORTH CAROLINA,  I, a Notary Public of the County and State aforesaid, certify that  EXACL-STAMP  NORTH CAROLINA,  I, a Notary Public of the County and State aforesaid, certify that  EXACL-STAMP  NORTH CAROLINA,  I, a Notary Public of the County and State aforesaid, certify that  EXACL-STAMP  NORTH CAROLINA,  I, a Notary Public of the County and State aforesaid, certify that  EXACL-STAMP  NORTH CAROLINA,  I, a Notary Public of the County and State aforesaid, certify that  EXACL-STAMP  NORTH CAROLINA,  I, a Notary Public of the County and State aforesaid, certify that  EXACL-STAMP  NORTH CAROLINA,  I, a Notary Public of the County and State aforesaid, certify that  EXACL-STAMP  NORTH CAROLINA,  EXACL-STAMP  NORTH CAROLINA,  I, a Notary Public of the County and State aforesaid, certify that  EXACL-STAMP  NORTH CAROLINA,  I, a Notary Public of the County and State aforesaid, certify that  EXACL-STAMP  NORTH CAROLINA,  EXACL-STAMP  NORTH CAROLINA,  I, a Notary Public of the County and State aforesaid, certify that  EXACL-STAMP  NORTH CAROLINA,  I, a Notary Public of the County,  EXACL-STAMP  Notary Public of the County and State aforesaid, certify that  EXACL-STAMP  NORTH CAROLINA,  EXACL-STAMP  NORTH CAROLINA,  I, a Notary Public of the County,  EXACL-STAMP  NORTH CAROLINA,  EXACL-STAMP  NORTH CAROLINA,  I, a Notary Public of the County,  EXEMPLE CAROLINA,  II a Notary Public of the County,  EXEMPLE CAROLINA,  I a Notary Public of the County,  EXEMPLE CAROLINA,  I a Notary Public of the County,  EXEMPLE CAROLINA,  I a Notary Public of the County,  EXEMPLE CAROLINA,  I a Notary Public of the Co | (Corporate Name)  |  |
| NORTH CAROLINA, FORSYTH County.  I, a Notary Public of the County and State aforesaid, certify that ALICE BALDWIN,  OFFICIAL SEAL  EXECUTIX OF the ESTATE OF EVA MAP ELLIS, Grantor,  Notary Public, North Carolina Dessonally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  County of Forsyth Daylid B. BLANCO D My Commission Expires Mar. 13, 1989  My commission expires: 3-13-89  My commission expires: 3-13-89  NORTH CAROLINA, 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  given and as the act of the county and State aforesaid, certify that  SEAL-STAMP  NORTH CAROLINA, I, a Notary Public of the County and State aforesaid, certify that  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  Ny commission expires:  Notary Public  The foregoing Certificate@ of DCMA B. BLANCO A.P. To Syth C.A.C.  Notary Public  The foregoing Certificate@ of DCMA B. BLANCO A.P. To Syth C.A.C.  Is SPEAS,  REGISTER OF DEEDS FOR FORSYTH COUNTY  By Williams My January Bendered.  L. E. SPEAS,  Deputy, Section of Deeds.  FORSYTH COUNTY  By DANCO A.P. To Bendered.  Deputy, Section of Deeds.   |   | By: Ulu Baldwen (Séal) Alice Baldwin, Executrix  |
| NORTH CAROLINA, FORSYTH County.  I, a Notary Public of the County and State aforesaid, certify that ALICE BALDWIN,  OFFICIAL SEAL  EXECUTIX OF the ESTATE OF EVA MAP ELLIS, Grantor,  Notary Public, North Carolina Dessonally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  County of Forsyth Daylid B. BLANCO D My Commission Expires Mar. 13, 1989  My commission expires: 3-13-89  My commission expires: 3-13-89  NORTH CAROLINA, 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  given and as the act of the county and State aforesaid, certify that  SEAL-STAMP  NORTH CAROLINA, I, a Notary Public of the County and State aforesaid, certify that  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  Ny commission expires:  Notary Public  The foregoing Certificate@ of DCMA B. BLANCO A.P. To Syth C.A.C.  Notary Public  The foregoing Certificate@ of DCMA B. BLANCO A.P. To Syth C.A.C.  Is SPEAS,  REGISTER OF DEEDS FOR FORSYTH COUNTY  By Williams My January Bendered.  L. E. SPEAS,  Deputy, Section of Deeds.  FORSYTH COUNTY  By DANCO A.P. To Bendered.  Deputy, Section of Deeds.   | ATTEST:   | GEAL) (SEAL)   |
| I, a Notary Public of the County and State aforesaid, certify that    EXECUTIX OF the ESTATE OF EVA MAF ELLIS.   Grantor, Notary Public, North Carolina Decronally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my County of Forsyth County of Forsyth and and official stamp or seal, this   20th day of   AFECEMBER   1985  |   | E SC (SEAL)  |
| Notary Public North Carolina  County of Forsyth Daylo B, Blanco My Commission Expires Mar. 13, 1955  My commission Expires Mar. 13, 1955  My commission expires: 3-13-89  NORTH CAROLINA.  L. 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, scaled with its corporate scal and attested by  as its  Secretary.  Witness my hand and official stamp or scal, this  My commission expires:  Notary Public  The foregoing Certificateoo of  DAWA B. Blanco  Notary Public  The foregoing Certificateoo of  REGISTER OF DEEDS FOR  FORSYTH  COUNTY  Deputy: Decades of Deeds.  FORSYTH  COUNTY  Deputy: Decades of Deeds.  FILIng: \$5.50   | I, a Notary Public of   | the County and State aforesaid, certify thatALICE BALDWIN,   |
| 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, scaled with its corporate scal and attested by as its  Secretary.  Witness my hand and official stamp or scal, this day of  My commission expires:  Notary Public  The foregoing Certificate@ of Daww B. Blanco N.P. To Syth Can Contact the first page hereof.  L. E. SPEAS,  REGISTER OF DEEDS FOR FORSYTH COUNTY By Deputy, Takkant-Register of Deeds.  Filing: \$5.50  | Notary Public, North Carolina Dersonally appeared be County of Forsyth DAVID B. BLANCO hand and official stamp  | p or seal, this 12th day of  |
| 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   | SEAL-STAMP NORTH CAROLINA,  | County.  |
| 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   |   |  |
| 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   | personally came before  | e me this day and acknowledged that he is Secretary of   |
| President, sealed with its corporate seal and attested byas its  |   | a North Carolina corporation, and that by authority duly   |
| Witness my hand and official stamp or seal, this   | e   |  |
| My commission expires:  The foregoing Certificate of Dawd B. Blanco N.P. To Syth Cance  is My 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  Deputy, To the art-Register of Deeds.  Filing: \$5.50   | •   | -  |
| The foregoing Certificate(8) of David B. Blanco N.P. For Syth Can'c  is the 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 Deputy, De |   |  |
| is WH 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 Deputy, Takent-Register of Deeds.  Filing: \$5.50  | W-100   |  |
| first page hereof.  L. E. SPEAS, REGISTER OF DEEDS FOR FORSYTH COUNTY  By Deputy, Extract-Register of Deeds.  Filing: \$5.50   | The foregoing Certificatedy of Linearity  |  |
| first page hereof.  L. E. SPEAS,  REGISTER OF DEEDS FOR FORSYTH COUNTY  By Deputy, Extract-Register of Deeds.  Filing: \$5.50  |   |  |
| L. E. SPEAS,  REGISTER OF DEEDS FOR FORSYTH COUNTY  By Deputy, Transport-Register of Deeds.  Filing: \$5.50  |   | certificate are unly registered at the date and time and in the Book and Page shown on the   |
| By Deputy, Deputy, Register of Deeds. Filing: \$5.50   |   | PECISTED OF PEEDS FOR FORSYTH  |
| Filing: \$5.50   | A M. [ ].   |  |
| Probate: \$1.00<br>Stamps: \$11.00   | Filing: \$5.50<br>Probate: \$1.00   | Deputy, Lineaguert-Register of Deeds.  |