



Drafted by: Ashley Kelly

Mail to: Dreama Dawn Catlett Spivey 1801 Sunny Side Ave Winston-Salem N.C. 27107

Mail future tax bills to: Dreama Dawn Catlett Spivey 1801 Sunnyside Ave. Winston -Salem N.C. 27107

THIS DEED Made this the 18 day of JULY, 19 86 by Ralph Dale Catlett and Barabra H. Catlett (wife)

of Forsyth County, North Carolina, part ies of the first part, to Dreama Dawn Catlett Spivey of Forsyth County, North Carolina, part y of the second part; Witnesseth that the said part ies of the first part, in consideration of (\$ 10.00 and 0.V.C. ) Ten dollars and other cash valuable to be paid by the said part y of the second part, the receipt of which is hereby acknowledged, has/have bargained and sold, and by these presents do es bargain, sell and convey unto the said part y of the second part and her heirs a tract or parcel of land in Forsyth County, North Carolina, in Winston- Township, and bounded as follows:

Situated South of Winston-Salem, North Carolina, and on the northeastern side of Sunnyside Avenue, fronting on said Avenue 75 feet and of that width extending back at right angles to said Avenue in a northwardly course 150 feet to an alley, the same being known and designated as Lots 5, 6, and 7, in Block 77, on the map of Winston-Salem Land and Investment Company as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 40, at page 395, to which reference is hereby made for a more particular description. Said plat also being recorded in Plat Book 4, page 147(3), Forsyth County Registry, to which reference is also made.

NO TAXABLE CONSIDERATION
See Assumption
[Signature]

PROPERTY ADDRESS 1801 Sunnyside Avenue BLOCK 77 LOT 5,6, and 7

The above land was conveyed to grantor by Kathryn Brodie Gaddy (See Book No. 40 Page 395 ) TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said part y of the second part and her heirs and assigns forever. And the said part ies of the first part do covenant that they are s/are seized of said premises in fee and simple the right to convey the same in fee simple; that the same are free from encumbrances; and that they will warrant and defend the said title to the same against the claims of all persons whatsoever.

IN TESTIMONY WHEREOF the said part ies of the first part do hereunto set their hand their and seal Ralph Dale Catlett (Seal) Barabra H. Catlett (Seal)

STATE OF NORTH CAROLINA - Davidson County a Notary Public of Davidson County, North Carolina, do hereby certify that Ralph Dale Catlett and Barabra H. Catlett grantor(s) each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal or stamp this the 21st day of July, 1986 My commission expires May 18, 1988, 1988 Nancy K. Walser, Notary Public

STATE OF NORTH CAROLINA - Forsyth County a Notary Public of Forsyth County, North Carolina, do hereby certify that grantor(s), each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. (Notarial Stamp or Seal) Witness my hand and notarial seal or stamp this the day of , 19 My commission expires , 19 , Notary Public

STATE OF NORTH CAROLINA - Forsyth County The foregoing (or annexed) certificate of Walser N.P. Davidson Co is (are) certified to be correct. This the 22 day of July, 19 86

STAMPS \$ Probate and filing fee \$ 5.00 paid

PRESENTED FOR REGISTRATION AND RECORDED Jul 22 9 23 AM '86 L.E. SPEAS, Register of Deeds Jesse Holden Deputy-Asst

1554P1041

cc