

130513  
 STATE OF NORTH CAROLINA  
 AUG 14 1986  
 Real Estate Excise Tax  
 \$ 10.00

117

PRESENTED FOR  
 REGISTRATION  
 AND RECORDED

AUG 14 2 50 PM '86

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

*J. \$5.50 pd*  
 Recording Time, Book and Page

Excise Tax

Tax Lot No. .... Parcel Identifier No. ....  
 Verified by ..... County on the . . . day of . . . , 19 ..  
 by .....

Mail after recording to . Robert M. Curran, Post Office Box 3245, Greensboro, NC 27402

This instrument was prepared by Robert M. Curran, Attorney at Law, Greensboro, NC . . .

Brief description for the Index

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 28 day of May , 19 86 , by and between

GRANTOR

CARL E. AMOS and wife, FAY S. AMOS

GRANTEE

CHARLES S. ARNOLD and HOWARD B. BROWN  
 Route 1, Box 160-A  
 Advance, North Carolina 27006

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

Lying and being in the City of Winston-Salem, North Carolina, fronting 50.00 feet on the north side of Monmouth Street and of that width extending north 100.00 feet to an alley; being known and designated as Lot nos. 44 and 46, Block 45, on map of Winston-Salem Land and Investment Company as recorded in Plat Book 4, Page 147, office of the Register of Deeds of Forsyth County, to which reference is hereby made.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 838, Page 202, Forsyth County Registry

A map showing the above described property is recorded in Plat Book page 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:

Restrictions, easements and rights-of-way of record, and to 1986 ad valorem taxes of record.

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.

By: (Corporate Name) President ATTEST: Secretary (Corporate Seal) USE BLACK INK ONLY Carl E. Amos CARL E. AMOS Fay S. Amos FAY S. AMOS



NORTH CAROLINA, Forsyth County. I, a Notary Public of the County and State aforesaid, certify that CARL E. AMOS and wife, FAY S. AMOS Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 28 day of May, 1986. My commission expires: 5-21-89 Crystal Threlkell 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(s) of Crystal T. Threlkell R.P. Guilford Co. N.C.

is/are 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. Spess, Register of Deeds REGISTER OF DEEDS FOR FORSYTH COUNTY By Deputy Assistant - Register of Deeds

PROBATE FEE \$1.00 PAID