

Drafted by: R. Brandt Deal 181
 Mail to: Faguli Box (Name) (Street and Number) (City) (State) (Zip)
 Mail future tax bills to: Grantee Kolor Woods Rd, W-S, NC 27106 (Name) (Street and Number) (City) (State) (Zip)

THIS DEED Made this the 2nd day of December, 19 86 by Charles S. Koves and wife, Rose Marie Koves
 _____ of Forsyth County, North Carolina,
 part ies of the first part, to KENNETH R. HARTMAN (Divorced)
 _____ 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 ovc) TEN AND NO/100
DOLLARS and other valuable considerations to them 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 his heirs a tract or parcel of land in Forsyth County, North Carolina, in Winston Township, and bounded as follows:

SITUATED, LYING and BEING in the City of Winston-Salem, North Carolina, and BEGINNING at an iron stake in the southwest corner of intersection of Ivy Avenue (formerly White Street) and 16th Streets (formerly Legerwood Street); running thence along the south side of 16th Street, westwardly 50 feet to a stake; thence southwardly along a line parallel with Ivy Avenue 140 feet to an iron stake on the north side of an alley; thence eastwardly along north side of said alley 50 feet to an iron stake on west side of Ivy Avenue; thence northwardly along west side of Ivy Avenue 140 feet to the place of BEGINNING; and BEING the eastern 50 feet to the land conveyed to J. S. Teague by the Engle Land Company by deed dated May 12, 1916, and recorded in Book 123, Page 296; further Deed Book reference: Book 890, Page 368; and BEING Tax Lot 18, Block 231. See also Book 1364, Page 1194.

PROPERTY ADDRESS 426 E. 16th St., W-S, NC BLOCK 231 LOT 18

The above land was conveyed to grantor by _____ (See Book No. _____ Page _____)
 TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said part ies of the second part and their heirs and assigns forever. And the said part ies of the first part do _____ covenant that they ~~is~~ are seized of said premises in fee and have 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., except easements and restrictions of record, if any.

IN TESTIMONY WHEREOF the said part ies of the first part have hereunto set their hand s and seal s
Charles S. Koves (Seal) Rose Marie Koves (Seal)
Charles S. Koves (Seal) Rose Marie Koves (Seal)

STATE OF NORTH CAROLINA - Forsyth County
 I, Tracy D. Sneed a Notary Public of Forsyth County, North Carolina,
 do hereby certify that Charles S. Koves and wife, Rose Marie Koves
 (Notary Public Seal) 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 2nd day of December, 19 86
Tracy D. Sneed, Notary Public
 My Commission Expires Mar 31, 1990

STATE OF NORTH CAROLINA - Forsyth County
 I, _____
 do hereby certify that _____
 grantor(s), each personally appeared before me this day and ackno
 (Notarial Stamp or Seal) Witness my hand and notarial seal or st
 My commission expires _____, 19 _____, Notary Public

STATE OF NORTH CAROLINA - Forsyth County
 The foregoing (or annexed) certificate _____ of _____ (Name and official title of the officer signing the certificate) passed upon
N.C. is (are) certified to be correct. This the _____ day of Dec, 19 86
 STAMPS \$ 16.00
 Probate and filing fee \$ 5.00 paid
 PRESENTED FOR REGISTRATION AND RECORDED
D. Sneed N.P. Forsyth Co
DEC 2 4 50 PM '86
 L. E. Speas, Register of Deeds
 By Jessie Holden Deputy-Assistant

L. E. SPEAS
 REGISTER OF DEEDS
 FORSYTH CTY. N.C.
 JB.
 BOOK 1577 P 1086