

PRESENTED FOR REGISTRATION AND RECORDED

MAR 23 5 01 PM '88

L.E. SPEAS REGISTER OF DEEDS FORSYTH CO. N.C.

Handwritten number 150000

Handwritten initials DK

Excise Tax

Recording Time, Book and Page

Tax Lot No. 005 Parcel Identifier No. Tax Block #0678
Verified by Forsyth County on the day of March, 1988

Mail after recording to

This instrument was prepared by James H. Early, Jr., Attorney (without title examination)

Brief description for the Index Lt. 5, Blk 34, W-S Land & Invest. Co.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 23 day of March, 1988, by and between

GRANTOR

GRANTEE

EARL G. WAGNER and wife, JACQUELYN E. WAGNER

GRANT R. WRIGHT and wife, CYNTHIA A. WRIGHT

Route 2, Box 31-A Supply, N. C. 28462

1018 Lockland Avenue Winston-Salem, N. C. 27103

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:

LYING and being in the City of Winston-Salem, Forsyth County, North Carolina, and BEGINNING at an iron stake, the northwest intersection of South Main Street and Acadia Avenue; running thence with the north line of Acadia Avenue, South 84°30' West 205 feet to an iron stake in the east line of the Old Lexington Road; thence with the east line of the Old Lexington Road, North 00° 59' East 63.4 feet to an iron stake; thence North 84° 30' East a distance of 198.7 feet to an iron stake in the west side of South Main Street, the southeast corner of Lot No. 4, Block 34, on the map hereinafter referred to; thence along the west side of South Main Street, South 5° 41' East a distance of 63 feet to the place of BEGINNING; being known and designated as Lot No. 5, Block 34, as shown on the Plat of Winston-Salem Land and Investment Company, as recorded in Plat Book 4, Page 147, Office of the Register of Deeds of Forsyth County, North Carolina, together with all the property lying immediately West and adjacent to Lot No. 5, Block 34, and extending to the east side of the Old Lexington Road between the north and south lines of Lot No. 5, Block 34, extended westwardly to the Old Lexington Road.

Block 678, Lots 5 and 101

The property hereinabove described was acquired by Grantor by instrument recorded in .....

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.

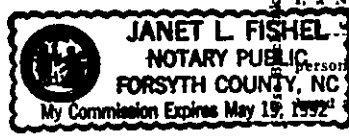
Title to the property hereinabove described is subject to the following exceptions:  
Except, easements, rights of ways and restrictions of record if any and 1988 ad valorem taxes which shall be prorated to date of closing.

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) *Earl G. Wagner* (SEAL)  
EARL G. WAGNER  
By: \_\_\_\_\_ JACQUELYN E. WAGNER (SEAL)  
JACQUELYN E. WAGNER  
ATTEST: \_\_\_\_\_ (SEAL)  
Secretary (Corporate Seal) \_\_\_\_\_ (SEAL)

USE BLACK INK ONLY

SEAL-STAMP NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that EARL G. WAGNER and wife, JACQUELYN E. WAGNER Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23rd day of March, 1988.

My commission expires May 19, 1992 Janet L. Fishel (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 Janet L. Fishel, N.P. Forsyth Co., NC

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.

By L.E. Spear, Deputy Assessor-Register of Deeds  
Kathy Kuck, Deputy Assessor-Register of Deeds