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PRESENTED FOR  
REGISTRATION  
AND RECORDED  
MAR 30 2 41 PM '88  
L.E. SPEAS  
REGISTER OF DEEDS  
- FORSYTH CO. N.C.

*9580 pt*

Excise Tax

Recording Time, Book and Page

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

Mail after recording to Burge, Miller & Meadows Box

This instrument was prepared by John A. Meadows

Brief description for the Index

[Redacted box]

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30 day of March, 1988, by and between

GRANTOR

GRANTEE

Claire R. Pappas (divorced)

Michael Grady Coe

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:

Located on the west side of Main Street and fronting on said Main Street 50 feet and of that width extending west 150 feet to an alley; thence running with said alley 50 feet to a corner; thence running east 150 feet to said Main Street and east and west side of Lot being parallel with Main Street, said lot designated as Lot 278 on map of said land known as Central Terrace, said map recorded in Book 108 Page 557 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description. See Deed from G.T. Shore and wife to Miles M. Carter in Deed Book 152, at Page 144, Forsyth County Registry.

Tax Block 1293, Lot 278

Property Address: 2636 South Main Street, Winston-Salem, N.C. 27107

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

Deed Book 1519, Page 520

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:

Easements and restrictions of record, if any, and 1988 ad valorem property taxes which will be pro-rated thru the 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.

\_\_\_\_\_  
(Corporate Name)

*Claire R. Pappas* (SEAL)  
Claire R. Pappas (divorced)

By: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
President

ATTEST: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
Secretary (Corporate Seal)

\_\_\_\_\_  
(SEAL)

USE BLACK INK ONLY

SEAL-STAMP NORTH CAROLINA, *Forsyth* County.  
OFFICIAL SEAL  
MARTHA J. WALLER Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
NOTARY PUBLIC - NORTH CAROLINA *Claire R. Pappas (divorced)* Grantor,  
COUNTY OF FORSYTH  
My Commission Expires April 24, 1988  
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this *30* day of *March*, 19*88*  
My commission expires: *4/24/88* *Martha J. Waller* Notary Public

SEAL-STAMP NORTH CAROLINA, \_\_\_\_\_ County.  
I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
Use Black Ink 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 *Martha J. Waller, N.P.*  
*Forsyth 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. Speer* REGISTER OF DEEDS FOR **FORSYTH** COUNTY  
By *Janet Bottoms* Deputy Assistant - Register of Deeds