Mail to: Grantees, 3948 Waddell Street, Winston-Salem, NC 27105 Permanent address: same

NORTH CAROLINA)
FORSYTH COUNTY) 29 D E E D

THIS DEED, made this 15th day of March, 1988, by PAUL BRITTON, party of the first part; MAMIE BRITTON, wife of Paul Britton, party of the second part; and JAMES BRITTON (widower), party of the third part; to THOMAS H. BURNS and his wife, SHIRLEY B. BURNS, parties of the fourth part;

W I T N E S E T H :

THAT the parties of the first, second, and third part, in consideration of One Thousand Dollars and other valuable considerations (\$1,000.00 & o.v.c.) to them paid by the parties of the fourth part, the receipt whereof is hereby acknowledged, have bargained and sold and by these presents do bargain, sell, convey, and confirm unto the parties of the fourth part and their heirs, successors, and assigns forever premises in Winston Township, Forsyth County, North Carolina, described particularly as follows:

Lot 46, "Parkview," Plat Book 8, page 50, Forsyth County Registry.

Property address: 1409 East 23rd Street, Winston-Salem, NC 27105-5409.

Tax identification: Lot 46, Block 428, Winston Township.

TO HAVE AND TO HOLD the said premises, together with all privileges and appurtenances thereunto belonging, to the parties of the fourth part and their heirs, successors, and assigns forever. And the parties of the first and third part DO COVENANT to and with the parties of the fourth part and their heirs, successors, and assigns forever that they are, together, seized of the premises in fee and have the right to convey the same in fee simple; that the same are free of all liens, encumbrances, and servitudes, except ad valorem taxes for 1988, to be pro-rated as of the date of closing; and that they will, subject to the foregoing exception to their warranty against liens, encumbrances, and servitudes, warrant and defend the title to the same against the claims of all persons whomsoever. And the party of the second part DOTH HEREBY ABSOLUTELY WAIVE, under the provisions of NC GEN. STAT. 29-30(a)(1), to and in favor of the parties of the fourth part and their heirs, successors, and assigns forever, all her rights under NC GEN. STAT. ch. 29, art. 8 (rights of election to take life interest in lieu of intestate share), as well as any and all other marital interests that, under the laws of North Carolina, she hath or ought to have in the premises on account of the marital state.

Drawn by:

William C. Myers
Attorney at Law
Suite 400, O'Hanlon Building
105 West Fourth Street

Tel. (919) 724-7023

Winston-Salem, NC 27101

IN WITNESS WHEREOF, the parties of the first, second, and third part have hereunto put their respective hands and seals, on the day and the year first hereinabove written.

SQUTH CAROLINA I County, South Carolina, do hereby certify that Paul Britton, (Mamie Britton, and James Britton today personally appeared before me and acknowledged the execution of the foregoing instrument. Witness my hand and my notarial seal, this $\frac{15}{15}$ day of My commission expires:

AN COMMISSION EXPIRE

AUGUST: 29, 1993 SEAL STATE OF NORTH CAROLINA-Forsyth County The foregoing (or annexed) certificate___ 12 RESENTED FOR REGISTRAL FROM AND RECORDED is (see) certified to be correct. This the _ APR 12 9 38 AM Speas, Register of Deeds Deputy-Assistent L.E. SPEAS REGISTER OF DEEDS' FORSYTH CTY, NO. Probate and Filing Fee \$ 8.001637P4176