

Drafted by: Brant H. GodfreyRecording time: 7

162065

STATE OF
NORTH
CAROLINAReal Estate
Excise Tax

JUL 10 '89

RB. 16723

01.50

130

Excise Tax / ✓Probate and filing fee \$ paid

Tax Block: Lot: Parcel Identifier No.
 Property Address: 224 Marvin Boulevard, Winston Salem, North Carolina 27105
 Mail after recording to: Grantee, 1815 East 18th Street, Winston Salem, North Carolina 27105
 Mail future tax bills to:

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10 day of July, 19 89, by and between

Grantor
CHARLES RAY DOUTHIT (SINGLE)

Grantee
WILLIAM LEO FURCHES

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, in consideration of (\$10.00&ove) TEN DOLLARS & 00/100 and O.V.C. to him 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 in Forsyth County, North Carolina Old Town Township, more particularly described as follows:

Lying and being on the west side of Marvin Street in Old Town Township, Forsyth County, North Carolina, and being known and designated as all of Lot number 19 as shown on the map of Marvin Heights, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 3 at Page 42A, except a six inch strip off the north side of said lot number 19, which was conveyed to James A. Goins and wife, Ruth Goins in Deed Book 656 at page 15, in the Office of the Register of Deeds of Forsyth County, North Carolina, also a fifteen (15) foot easement for field drain line to septic tank which was conveyed to previous grantors herein by James A. Goins and wife, and Edith C. Clowers and husband, across the back part of the northern six inches of lot number 19 and lots number 20, 21, and 22, of Marvin Heights, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 3 at Page 42A. Reference is made to said easement of record for a more definite description thereof.

The property conveyed herein is subject to a Deed of Trust recorded in Book 1569, Page 1426, Forsyth County Registry, which by acceptance of this Deed of Conveyance grantee herein expressly assumes and agrees to pay.

The above land was conveyed to Grantor by (see book number 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, save and except easements and restrictions of record, if any.

IN TESTIMONY WHEREOF the Grantor has set his hand and seal

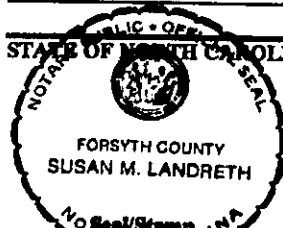
Charles Ray Douthit (seal)
 CHARLES RAY DOUTHIT (SINGLE)

(seal)

(seal)

(seal)

(seal)



STATE OF NORTH CAROLINA - Forsyth County

I, Susan M. Landreth, a Notary Public of Forsyth County, NC, do hereby certify that Charles Ray Douthit (Single) personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 10 day of July, 19 89.

My commission expires 08-25-93, 19 89 Susan M. Landreth, Notary Public.

STATE OF NORTH CAROLINA - Forsyth County

I, , a Notary Public of Forsyth County, NC, do hereby certify that personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the day of , 19 .

My commission expires , 19 , Notary Public.

The foregoing Certificate(s) of Susan M. Landreth is/are certified to be correct.

This the 10 day of July, 19 89
 L.E. Spens, Register of Deeds for Forsyth County by

James Allen
 Deputy/Assistant

1671P0857