

DIVISION OF LAND

120

BK1701 P1265

PRESENTED FOR  
REGISTRATION  
AND RECORDED

SEP 20 3 31 PM '90

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

\$10.00  
#P

Excise Tax

Recording Time, Book and Page

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

Grantee  
Mail after recording to 232 Quail Drive, Winston-Salem, N.C. 27105

This instrument was prepared by D. Barrett Burge  
Brief description for the Index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17 day of September, 19 90, by and between

GRANTOR

GRANTEE

Kenneth A. West and wife,  
Mildred S. West and Shirley  
P. Miller (widow)

Shirley P. Miller (widow)

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 ..... Township, Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit A which is incorporated herein by reference.

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:

Easements and restrictions of record, if any.

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)

By: .....

..... President

ATTEST: .....

..... Secretary (Corporate Seal)

USE BLACK INK ONLY

*Kenneth A. West* ..... (SEAL)  
Kenneth A. West

*Mildred S. West* ..... (SEAL)  
Mildred S. West

*Shirley P. Miller* ..... (SEAL)  
Shirley P. Miller (widow)

..... (SEAL)

SEAL-STAMP

NORTH CAROLINA, *Forsyth* County.



I, a Notary Public of the County and State aforesaid, certify that *Kenneth A. West and wife,*

*Mildred S. West and Shirley P. Miller (widow)* Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my

hand and official stamp or seal, this *17* day of *September*, 19*90*.

My commission expires: *4/24/93* *Martha J. Waller* 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 *Martha J. Waller 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.

L. E. SPEAS, REGISTER OF DEEDS

REGISTER OF DEEDS FOR *FORSYTH* COUNTY

By *Jessie Holden* Deputy/..... Register of Deeds

## EXHIBIT A

BEGINNING at an iron stake located at the southeastern intersection of Quail Drive and Wooded Avenue said iron also being located at the northwestern corner of Lot 30 as shown on the Map of Mineral Springs Park as said map is recorded in Plat Book 17, Page 26, Forsyth County Registry, and running thence from said beginning point along the north line of Lot 30 North 85 deg. 24 min. 30 sec. East 135.46 feet to an iron in the western line of Lot 33 of the R.M. Cox Estate as described in Plat Book 12, Page 70, Forsyth County Registry; running thence North 02 deg. 00 min. East 25.17 feet to an iron; thence South 85 deg. 24 min. 30 sec. West 140.65 feet to an iron in the eastern right of way line of Quail Drive; thence with the eastern right of way line of Quail Drive South 09 deg. 51 min. East 25.11 feet to an iron, the point and place of BEGINNING, and containing 3,452 square feet, more or less according to a survey by Michael E. Gizinski, dated September 1, 1988.

The above described property is the southern portion of the street known as Wooded Avenue, which was closed by the Winston-Salem Board of Alderman on May 1, 1989.

Tax Block \_\_\_\_\_, Lot \_\_\_\_\_  
Street Address: Wooded Avenue