



BK1724 P1948

11

FORSYTH COUNTY

180128

STATE OF NORTH CAROLINA



Real Estate Excise Tax 203.00

PRESENTED FOR REGISTRATION AND RECEIPT 91 SEP 17 10:32 L.E. SPEAS REGISTER OF DEEDS FORSYTH COUNTY

J. #10.00 pd.

Excise Tax

Recording Time, Book and Page 10.00

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

Mail after recording to Grantee, P.O. Box 1037, Kernersville NC 27285

This instrument was prepared by GEORGE S. THOMAS (No Title Search Requested or Performed)

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21st day of August, 1991, by and between

GRANTOR

GRANTEE

GLENN D. HART and wife, JANICE I. HART

Michael D. Carter

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

FORSYTH County, North Carolina and more particularly described as follows:

TRACT I: BEING KNOWN AND DESIGNATED as Lot No. 54, as shown on the Map of Broadbay Heights, recorded in Plat Book 25 at Page 123 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TRACT II: BEGINNING at an iron stake, the Southeast corner of the intersection of Devonshire and Urban Streets, thence running southwardly with said Urban Street 50 feet; thence eastwardly 83.3 feet; thence northwardly 50 feet to Devonshire Street; thence westwardly on south side of said Devonshire Street 83.3 feet to the place of BEGINNING. For further information, see Deed Book 560, Page 310.

TRACT III: SEE EXHIBIT "A" ATTACHED HERETO.

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:

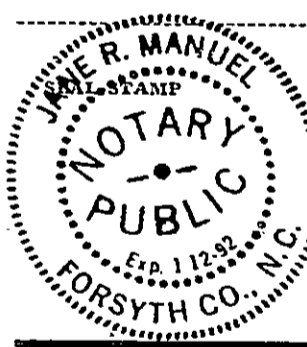
Easements, restrictions and rights of way of record, if any.

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.

By: _____ (Corporate Name) _____ (SEAL)
By: _____ (President) _____ (SEAL)
ATTEST: _____ (SEAL)
Secretary (Corporate Seal) _____ (SEAL)

USE BLACK INK ONLY

Glenn D. Hart
GLENN D. HART
Janice I. Hart
JANICE I. HART



NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that GLENN D. HART and wife, JANICE I. HART Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30th day of August, 1991. My commission expires: 1-12-92 Jane R. Manuel Notary Public

SEAL-STAMP

NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify 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 Jane R. Manuel N.C. 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. SPEAS, REGISTER OF DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY
By Jesse Golden Deputy Assistant - Register of Deeds

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EXHIBIT "A"

BEGINNING at an iron stake in the East boundary line of North Liberty Street in the City of Winston-Salem, North Carolina, and running thence eastwardly with the South property line of Lot #9, 150 feet to an iron stake, thence South 2 degrees West 67.3 feet to an iron stake in the North line of Lot #5, thence westwardly along the North line of Lot #5, 145 feet to a stake in the North Liberty St., thence northwardly with the East line of North Liberty Street, 60 feet to the place of BEGINNING, same being known and designated Lots #6, 7 and 8, as shown on the map of Old Fairgrounds Business Property owned by the Winston-Salem Foundation, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 16, at Page 109.

Subject, however, to a permanent right-of-way easement taken by the State Highway Commission recorded in Deed Book 866, page 234, Forsyth County Registry.

This conveyance made subject to Deed of Trust from the above Corporation to Daniel A. Frazier, Trustee, in favor of W.E. New some et ux, recorded in Deed book 1231, Page 340 which indebtedness if fully assumed by the grantees herein.

2706 Liberty Street., Winston-Salem, N.C.

Block 1195 Lot 6H, 7H, 8H