

DRAFTED BY:
JOHN G. WOLFE, III, ATTORNEY AT LAW

RECORDING TIME
BK1731 P1256

69 PRESENTED FOR
REGISTRATION
AND RECORD

'91 DEC 18 P12:59

L. E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. NC

VP

PROBATE AND FILING FEE \$ 6.00 PAID

EXCISE TAX \$60.00

Tax Block: _____ Lot: _____ Parcel Identifier No.: _____
Property Address: 75 Waughtown Street, Winston-Salem, North Carolina
Mail after recording to: WOLFE AND COLLINS, P.A. (BOX 6)
Mail future tax bills to: _____

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 2nd day of December, 19 91, by and between

GRANTOR	GRANTEE
ANNETTE W. DAILY	JOHN W. DAILY

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 O.V.C.) Ten Dollars and other 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 in Forsyth County, North Carolina Winston Township, more particularly described as follows:

BEGINNING at an iron stake in the northeastern boundary of Waughtown Street, said iron stake being located at the southwestern corner of property conveyed to Winston Steam Laundry, Inc. by deed dated October 4, 1957, and running thence with the northeastern boundary of Waughtown Street, North 38° 21' West 50 feet; thence North 51° 39' East 158.98 feet to an iron stake, said iron stake being located in the line of property of Housing Authority of the City of Winston-Salem; thence with the property line of Housing Authority of the City of Winston-Salem, South 38° 05' East 50 feet to an iron stake, said iron stake being the northwestern corner of property of Winston Steam Laundry, Inc.; thence with the line of the property of Winston Steam Laundry, Inc., South 51° 39' West 158.81 feet to the place of beginning, being a portion of the property described in the deed from Housing Authority of the City of Winston-Salem to Paul G. Minish, et al, during 1957. Deed Book 811, Page 203.

The purpose of this Deed is to effectuate the terms of an Order of the Forsyth County District Court in 91 CVD 2634 dated November 27, 1991, and to convey all Grantor's interest in the above described property to the Grantee. This Deed is made in accord with G.S. 39-13.4 and G.S. 50-20 and is intended to equitably divide the property described herein.

The above land was conveyed to Grantor by Otis B. Parrish, et ux (see book number 1494 page 0298)
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, 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 outstanding Deeds of Trust, Rights of Way & Easements of record, together with any outstanding ad valorem taxes.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

_____ (seal) Annette W. Daily (seal)
_____ (seal) _____ (seal)

STATE OF NORTH CAROLINA - Forsyth County

OFFICIAL SEAL I, _____, a Notary Public of Forsyth County, NC, do hereby certify that Annette W. Daily 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 December, 19 91.
Notary Public - North Carolina
Forsyth County
My Commission Expires Oct. 29, 1993

SEAL/STAMP My commission expires _____, 19____ 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____.

SEAL/STAMP My commission expires _____, 19____ Notary Public

The foregoing Certificate(s) of Patricia A. Etheridge N.P. Forsyth Co. NC is/are certified to be correct.

This the 18 day of Dec, 1991.

L.E. Speas, Register of Deeds for Forsyth County by:
Jessie Holden Deputy/Assistant
Forsyth County Register of Deeds Since 1870 A.D.