

Drawn by: David A. Wallace

53



GIFT DEED *Daw*

Recording time:
PRESENTED FOR REGISTRATION
AND RECORDED

'92 FEB 27 AIO:28

L. E. SPEAS
REGISTER OF DEEDS
FOR PROBATE AND FILING FEE \$ 3.00 paid

Excise Tax

Tax Block: _____ Lot: _____ Parcel Identifier No. _____
Property Address: 4755 Germanton Road, Winston-Salem, NC 27105 (Homeplace)
Mail after recording to: 1315 Montlieu Drive Rural Hall NC 27045
Mail future tax bills to: 1315 Montlieu Drive Rural Hall NC 27045

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26th day of February, 19 92, by and between

Grantor
MYRL SCOTT CREWS

Grantee
JUDY REVELS

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 (\$ _____) GIFT DEED 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 _____ Township, more particularly described as follows:

SEE ATTACHED

Lots 15 & 38, Block 5150
Lot 70, Block 3435 (Homeplace)

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.

IN TESTIMONY WHEREOF the Grantor has set his hand and seal

(seal) Myrl S. Crews (seal)
Myrl S. Crews

(seal) _____ (seal)

STATE OF NORTH CAROLINA - Forsyth County

NOTARY PUBLIC
FORSYTH COUNTY, NC
SANDRA B. CURTISS
COMMISSION EXPIRES 10/28/95

I, Sandra B. Curtiss, a Notary Public of Forsyth County, NC, do hereby certify that Myrl S. Crews personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 26 day of February, 19 92.

Seal/Stamp

My commission expires 10/28, 19 95. Sandra B. Curtiss 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 Sandra B. Curtiss, Notary Public

This the 27 day of February, 19 92, is/are certified to be correct.

L.E. Speas, Register of Deeds for Forsyth County by

Deborah Riddle

Deputy/Assistant

Myrl Scott Crews
Legal Description

FIRST TRACT: BEGINNING at an iron stake in the Western margin of Baux Mountain Road 100.0 feet South of W.E. Flynt's Southeast corner, E.E. Crews corner; thence with E.E. Crews line North 86 deg. West 214.0 feet to iron stake, E.E. Crews corner; thence with E.E. Crews line South 1 deg. West 105.0 feet to iron stake in E.E. Crews line, Nellie Grubbs corner; thence with Nellie Grubbs line North 73 deg. West 600.00 feet to iron stake, Nellie Grubbs corner; thence with Nellie Grubbs line North 66 deg. West 200.0 feet to iron stake, Nellie Grubbs corner; thence North 40 deg. 15 min. West down a branch 1240 feet to iron stake in the branch, and W.E. Flynt's line; thence with W.E. Flynt's line South 85 deg. 45 min. East 1050.0 feet to iron stake, W.E. Flynt's corner in the Western margin of Baux Mountain Road; thence with the West margin of said road South 8 deg. 30 min. East 100.0 feet to the BEGINNING. Containing 4.08 acres, more or less. This tract is also known as Lot 38 Block 5150 Salem Chapel Township Tax Records, Forsyth County, North Carolina. Being also see property deeded to Grantor; Book 1121, Page 218, Forsyth County Registry.

SECOND TRACT: BEGINNING at an iron stake in the Western margin of Baux Mountain Road 100.0 feet South of J.L. Crews Northeast corner; thence with J.L. Crews line North 86 deg. West 214.0 feet to an iron stake, J.L. Crews corner; thence with J.L. Crews and Nellie Grubbs line South 1 deg. West 245 feet to iron stake in Nellie Grubbs line, Stella C. Griffin's corner; thence with Stella C. Griffin's line South 87 deg. 30 min. East 258.0 feet to iron stake, Stella C. Griffin's corner in the Western margin of Baux Mountain Road; thence with the West margin of said road North 8 deg. 30 min. West 245.0 feet to the BEGINNING. Containing 1.34 acres, more or less. This tract is also known as Lot 15 Block 5150 Salem Chapel Township Tax Record, Forsyth County, North Carolina. Being also see property deeded to Grantor; Book 1121, Page 218, Forsyth County Registry.

THIRD TRACT - Homeplace: BEGINNING at an iron stake in the center of North Carolina Highway Number 8 (formerly 109) now known as the New Germanton Road, and running thence South 9 deg. 22 mins. West 100 feet to an iron stake in the middle of said road; thence South 88 deg. 59 mins. East 300 feet to an iron stake in the center of a branch; thence North on the East side of said branch 104 feet to an iron stake; thence West crossing said branch 326.7 feet to an iron stake in the center of the highway, point of BEGINNING, containing 0.70 acres and being a portion of a tract of land deeded to C.C. Fry and wife, by Sanford Jessup and wife, by deed dated July 9, 1936, and being the South lot fronting 100 feet on N.C. Highway No. 8 (formerly 109) as shown on the map compiled by W.E. Tuttle, Surveyor. See Plat Book 13, Page 207, Deed Book 394, Page 136 and Deed Book 580, Page 300, Forsyth County Registry.

GRANTOR RETAINS A LIFE ESTATE IN THE HOMEPLACE TRACT.