

BK1741 P0874

PRESENTED FOR  
RECORDING  
AND RECEIVED

93

'92 APR -2 P2:03

REGISTER OF DEEDS  
FOURTH CO. N.C.

\$10.00pdQR



104183

STATE OF  
NORTH  
CAROLINA



Real Estate  
Excise Tax

74.00

\$74.00

Excise Tax

Recording Time, Book and Page

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

Mail after recording to . House & Blanco, P.A. Box .....

This instrument was prepared by Ronald A. Matamoros, Esq. ....

Brief description for the Index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 2 day of April , 19 92 , by and between

GRANTOR

GRANTEE

THOMAS H. BURNS and wife,  
SHIRLEY B. BURNS

JAMES T. LAMBIE and wife,  
LISBETH C. EVANS

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 Winston-Salem , Winston Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1564, Page 345, ..  
 .. Forsyth County Registry.

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:

- a. Taxes for the year 1992 and subsequent years;
- b. All easements, restrictions and covenants 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: \_\_\_\_\_

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 Secretary (Corporate Seal)

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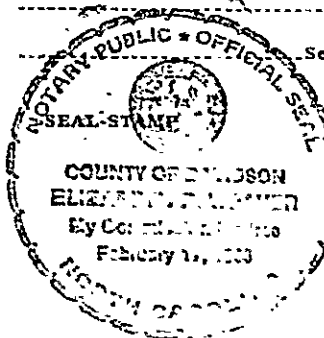
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 Shirley B. Burns (SEAL)



NORTH CAROLINA, \_\_\_\_\_ Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ Thomas H. Burns and \_\_\_\_\_

wife, Shirley B. Burns \_\_\_\_\_ Grantor,

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

hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

My commission expires: \_\_\_\_\_ Elizabeth R. Weaver 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 \_\_\_\_\_ Elizabeth R. Weaver N.P. Davidson, 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 \_\_\_\_\_ Deputy \_\_\_\_\_ Register of Deeds

EXHIBIT A

RK1741 P0876

Beginning at an iron stake in the southern right-of-way line of 15th Street, the said stake being 50 feet east of the southeast corner of the intersection of 15th Street and Ivy Avenue, and running from the said beginning point southwardly, on a parallel with the eastern right-of-way line of White Street, 140 feet to a stake in the northern margin of an alley; thence eastwardly, with the northern margin of the said alley, 50 feet to a stake; thence northwardly, on a parallel with the eastern right-of-way line of Ivy Avenue, 140 feet to a stake in the southern right-of-way line of 15th Street; thence westwardly, with the southern right-of-way line of 15th Street, 50 feet to the BEGINNING.

BEING informally known as 504 E. 15th Street, Winston-Salem, N. C. Being known and designated as Lot 110, Block 273, in the tax records for Winston Township as the same now are constituted. Being in all respects the same property as that described in the deed from Ernest Bines (Divorced) to Melvin Bines, as recorded in Book 1181, Page 1325, Forsyth County Registry.