

DRAFTED BY: Warren C. Hodges, Esq.

RECORDING TIME

PRESENTED 1953 P0036 /
REGISTRATION
AND RECORDED

172

'92 AUG 14 P4:03



GIFT DEED

well

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.
PROBATE AND FILING FEE \$ 8.00 PAID

EXCISE TAX

Tax Block: _____ Lot: _____ Parcel Identifier No.: _____

Property Address: _____

Mail after recording to: Warren C. Hodges, Esq., Box #4

Mail future tax bills to: Grantee, 1205 Waughtown Street, Winston-Salem, NC 27107

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14th day of August, 19 92, by and between

GRANTOR	GRANTEE
BOBBIE LEE MIDDLETON, JR. (single)	NEW MIDDLETON COMPANY, INC., a North Carolina Corporation

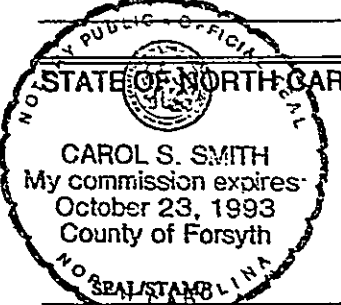
The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.
WITNESSETH, that the Grantor, in consideration of (\$ 10.00) & other valuable considerations him 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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

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

Bobbie Lee Middleton, Jr. (seal) _____ (seal)
BOBBIE LEE MIDDLETON, JR. _____ (seal)
_____ (seal) _____ (seal)



STATE OF NORTH CAROLINA - Forsyth County
I, Carol S. Smith, a Notary Public of Forsyth County, NC, do hereby certify that BOBBIE LEE MIDDLETON, JR. personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 14th day of August, 19 92.
My commission expires 10/23, 19 92. Carol S. Smith 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 _____.
My commission expires _____, 19 _____. Notary Public

The foregoing Certificate(s) of Carol S. Smith N.P. Forsyth Co NC is/are certified to be correct.

This the 14 day of Aug, 19 92.
L.E. Speas, Register of Deeds for Forsyth County by:
Jessie Hadden Deputy/~~Assistant~~
Forsyth County Register of Deeds Form SFD 470

BK1753 P0037

EXHIBIT "A"

TRACT I: BEGINNING at an iron stake in the eastern line of Claremont Ave., said iron stake being 140 feet northwardly from the northeastern corner of the intersection of Claremont Avenue and Thirtieth Street; running thence with the curve of the eastern line of Claremont Avenue, North $19^{\circ} 15'$ West 50 feet to an iron stake; thence North $73^{\circ} 55'$ East 164.5 feet to an iron stake; thence South $28^{\circ} 45'$ East 65 feet to an iron stake; thence South 72° West 175 feet to the place of BEGINNING. Being known and designated as a portion of Lots 183 and 184 as shown on the map of Brookwood "First Release," recorded in Plat Book 7, Page 43 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Also being known and designated as Block 6035, Lot 372, Forsyth County Tax Maps.

Property Address: 3007 Claremont Avenue
Winston-Salem, NC 27105

TRACT II: Fronting 47.5 feet on the West side of Manchester Street, and extending back westwardly between parallel lines 150 feet, and being designated as Lot No. 16 on the plat of City View Development, W. H. Bondurant, Owner, said plat being recorded in the Office of the Register of Deeds of Forsyth County, N.C., in Plat Book 1, Page 108. See deed from Robert F. Johns and wife to Robert Walker and wife.

BEING the house and lot located at 2616 Manchester Street, Winston-Salem, North Carolina.

Property Address: 2616 Manchester Street
Winston-Salem, NC 27105

Tax Block No. 1842; Tax Lot No. 16