

214

PRESENTED FOR
REGISTRATION
AND RECORDED

'92 OCT 14 P4:26

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

NO TAXABLE CONSIDERATION

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 Craige, Brawley Box

This instrument was prepared by B. Bailey Liipfert, III Attorney at Law

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 11th day of May, 1992, by and between

GRANTOR
 MARY K. DUGGINS and husband,
 LAWRENCE G. DUGGINS

No Taxable Consideration BBL III

GRANTEE
 MARY TURNER DUGGINS and
 COWLES LIIPFERT, Trustees under
 Revocable Trust Agreement dated
 January 21, 1992 with
 MARY TURNER DUGGINS, Grantor

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 _____ Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A
ATTACHED HERETO AND
INCORPORATED HEREIN BY
REFERENCE

Lawrence G. Duggins has executed this deed solely for the purpose of conveying his marital interest in the above-described property to Grantee.

NO TITLE SEARCH REQUESTED, NONE PERFORMED

BK1759 P3126

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:

1. Easements;
2. Rights of way;
3. Restrictions of record, if any;
4. 1992 ad valorem taxes.

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: -----

Secretary (Corporate Seal)

USE BLACK INK ONLY

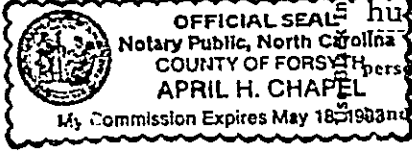
Mary K. Duggins
----- (SEAL)
MARRY K. DUGGINS

----- (SEAL)
LAWRENCE G. DUGGINS

----- (SEAL)

----- (SEAL)

SEAL-STAMP NORTH CAROLINA, _____ Forsyth _____ County.



I, a Notary Public of the County and State aforesaid, certify that Mary K. Duggins and _____
husband, Lawrence G. Duggins _____ Grantor,

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

hand and official stamp or seal, this 11 day of May, 1992.

My commission expires: 5/18/93 April H. Chapel 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 April H. Chapel N.P. Forsyth Co, N.C.

is ~~not~~ 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 FOR Forsyth _____ COUNTY

By Jesse Holden _____ Deputy ~~Assistant~~ Register of Deeds

EXHIBIT A

TRACT ONE: Being Lot 37 as shown on a Map of Coxwood, Section No. 2, as recorded in Plat Book 16, at Page 206, Office Register of Deeds, Forsyth County, reference to which is hereby made and being more particularly described as follows:

BEGINNING at a point in the southerly line of Ada Avenue approximately 114 feet eastwardly from the southeast intersection of Ada Avenue and Graystone Drive; thence eastwardly with the southerly line of Ada Avenue 114 feet to a point; thence South 2° 36' West 175 feet to a point; thence westwardly 114 feet to a point; thence North 2° 36' East 175 feet to a point, the place of beginning.

Restrictions: This land is conveyed subject to the following restrictions, running with said land until October 10, 1978, which restrictions are expressly assented to by the acceptance of this deed:

1. Land shall be used for residential purposes only.
2. No residence shall be erected, or allowed to remain on said land, unless the ground floor of said residence occupies one thousand (1,000) or more square feet in area, exclusive of porches and garages.

TRACT TWO: Being Lot 19 on the map of Coxwood, said map being recorded in Plat Book 16 at Page 138 in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description of Lot 19.

Lot 19 is bounded as follows: BEGINNING at a point in the Easterly line of Old Rural Hall Road approximately 125 feet Northerly from the Northeast intersection of Cornwallis Street and Old Rural Hall Road; thence North 17° 19' West 120 feet to a point; thence North 72° 41' East 175 feet to a point; thence South 17° 19' East 120 feet to a point; thence South 72° 41' West 175 feet to the point of beginning. But this land is conveyed subject to the following restrictions as to the use thereof, running with said land until May 2, 1978, and the grantees hereunder expressly assent to such restrictions by their acceptance of this deed: The land herein conveyed shall be used for single-family residential purposes only and no residence shall be erected or allowed to remain on said land on which the cost of construction is less than \$6,000.00.

TRACT THREE: Being known and designated as the East 1/2 of Lot 86 and the West 1/2 of Lot 87 as shown on the plat of the C.M. Hauser Development appearing of record in Plat Book 8, page 140 in the office of the Register of Deeds of Forsyth County, North Carolina, reference to said plat being made for a more particular description.

TRACT FOUR: BEGINNING at a stake in corner of G.N. Nicks' lot and Connely Street; running E. 75 feet along Connely Street to corner of Duggins' lot on Connely Street; thence S. 138.8 feet along said Duggins line to a corner of that lot conveyed by deed by Conrad Stowe and wife; and thence W. 75 feet to a corner of Nicks' line; thence N. 138.8 feet to the place of beginning.

For a fuller description see Plat Book 8 at Page 140, C.M. Hauser's development at Ogburn Station as is recorded in Forsyth County Registry. The above-described property being Lot No. 84 and the eastern half of Lot 83 as shown on Plat of property above referred to, to which reference is hereby made.

TRACT FIVE: Lying and being north of the City of Winston-Salem, N.C., in Middlefork Township, being known and designated as Lots Nos. 12 and 13 on the map of Gladstone Courts, see map recorded in the office of the Register of Deeds of Forsyth County, N.C. in Plat Book 17, page 183, to which reference is hereby made for a more complete description.

It is understood and agreed that this deed is made subject to the following provisions and restrictions which the grantee takes subject to: For residences only except garage and outhouses for domestic purposes, and no residence shall have less than 1000 square feet of floor space excluding porches and garages. This does not apply to schools and churches.

TRACT SIX: Beginning at a corner in Conley Street, running Southward 138.8 feet to a stake corner of Lot # 62, thence Eastward 75 feet to a stake in middle of Lot 86, thence Northwardly 139 feet to stake in margin of Conly St., thence along said street to place of beginning 75 feet. Being known as Lot #85 and western half of Lot #86.

See Plat Book 8, page 140 in the Register of Deeds of Forsyth County.

For reference see Deed Book 678, page 434, Book 1155, page 1160, Book 684, page 35, Book 764, page 354, and Book 459, page 109, Forsyth County Registry.