



NO TAXABLE CONSIDERATION

BK1776 P0201

PRESENTED FOR  
REGISTRATION  
AND RECORDED

\$10.00 pd.

'93 APR -6 P12:45

69

L.E. SPEAS  
REGISTER OF DEEDS  
FORSYTH CO. N.C.

Excise Tax

Recording Time, Book and Page

Tax Lot No. 1991 X 201 Parcel Identifier No. *Geri Stagger*  
Verified by County on the day of , 19  
by

Mail after recording to McCall & James, Box 12

This instrument was prepared by Randolph M. James ✓

Brief description for the Index 2229 1st Street

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30 day of March, 1992, by and between

GRANTOR  
JESSE W. STEWART, TRUSTEE OF THE JESSE W. STEWART LIVING TRUST UNDER DECLARATION OF TRUST DATED July 22, 1988

GRANTEE  
Stephoney Binns

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 attached Exhibit A, incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in .....  
 Book 1687, page 1941

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.

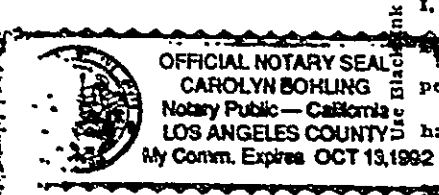
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

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.

By: \_\_\_\_\_ (Corporate Name)  
 \_\_\_\_\_ President  
 ATTEST: \_\_\_\_\_  
 \_\_\_\_\_ Secretary (Corporate Seal)  
 SEAL-STAMP \_\_\_\_\_  
 California, Los Angeles County.

USE BLACK INK ONLY

*Jesse W. Stewart* (SEAL)  
 Jesse W. Stewart, Trustee of the Jesse W. Stewart Living Trust  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)



I, a Notary Public of the County and State aforesaid, certify that Jesse W. Stewart Trustee of the Jesse W. Stewart Living Trust Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30<sup>th</sup> day of March, 1992.  
 My commission expires: October 13, 1992 *Carolyn Bohling* 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 Carolyn Bohling N.P. Los Angeles Co. CA

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.

By J. ESPER REGISTER OF DEEDS FOR Forsyth COUNTY  
 Deputy Assistant - Register of Deeds

BK1776 P0209

EXHIBIT A

Beginning at an iron, said point of beginning located on northern boundary of First Street, also being the southeastern corner of Lot 8, Slater Heights, No. 1, Plat recorded in Plat Book 7, page 102, Forsyth County Registry, said beginning point located North 51 degrees 59 minutes 53 seconds East 189.63 feet from the southeast corner of Lot 1, Slater Heights, Plat Book 7, page 102; running thence from said point of beginning South 51 degrees 41 minutes 33 seconds West 50 feet along a northern boundary of Belews Street (commonly known as First Street); thence running along a new line North 31 degrees 14 minutes 30 seconds West 70.23 feet to an iron pin; thence North 15 degrees 50 minutes 39 seconds West 130.61 feet to a point in the south boundary of Scales Avenue; thence along Scales Avenue South 85 degrees 28 minutes 51 seconds East 22.00 feet to an existing iron pin; thence South 35 degrees 23 minutes 12 seconds East 78.42 feet to an iron pin; thence South 26 degrees 17 minutes 10 seconds East 99.30 feet to the point and place of Beginning, containing 0.188 acres in accordance with the boundary survey prepared for Jesse W. Stewart by Thomas A. Riccio and Associates, Registered Land Surveyor, dated June 17, 1988 and identified as drawing number 88-082.