



FORSYTH

04-14-93

156

BK1776 P3572
PRESENTED FOR
REGISTRATION
AND RECORDED

'93 APR 14 24 25



\$119.00

Real Estate
Excise Tax

L.E. OPE'S
REGISTER OF DEEDS

10 Pats Law

Excise Tax

Recording Time, Book and Page

Tax Lot No. 39B&40, Block 3942

Parcel Identifier No.

Verified by

County on the

day of, 19

Mail after recording to Grantee, 4815 Southwin Drive, Winston-Salem, NC 27103

This instrument was prepared by W. Everette Murphrey, IV, Attorney

Brief description for the Index



NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8th day of April, 1993, by and between

GRANTOR

GRANTEE

DONNIE MAXTON NEWSOM

and wife

SHEILA S. NEWSOM

GERALD MICHAEL CLOWNEY

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" - Description Attached

BK1776 P3573

The property hereinabove described was acquired by Grantor by instrument recorded in
..... Book 1696, page 2487.....

A map showing the above described property is recorded in Plat Book 16 page 189 . . .

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:

Save and except easements, rights-of-way and restrictions 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:

..... Secretary (Corporate Seal)

USE BLACK INK ONLY

Donnie Maxton Newsom (SEAL)
Donnie Maxton Newsom

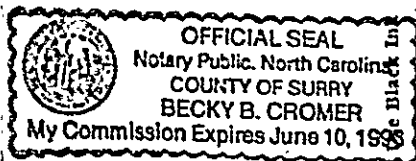
Sheila S. Newsom (SEAL)
Sheila S. Newsom

..... (SEAL)

..... (SEAL)

SEAL-STAMP

NORTH CAROLINA, FORSYTH County.



I, a Notary Public of the County and State aforesaid, certify that Donnie Maxton Newsom and wife Sheila S. Newsom

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 14 day of April, 1993

My commission expires: August 28, 1994. *Becky B. Cromer* Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

Use Black Ink

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 ~~Becky B. Cromer~~ *Becky B. Cromer, N.P.* of *Surry Co, NC*

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

..... REGISTER OF DEEDS FOR FORSYTH COUNTY

By *Jason G. Adams* Deputy Assistant Register of Deeds

BK1776 P3574

Exhibit "A" - Description

BEGINNING at an iron stake in the Eastern right-of-way line of Southwin Drive, said iron stake marking the Northwest corner of lot 41, in Block "B" of Westwin, Plat book 16, page 189, as recorded in the office of the Register of Deeds Forsyth County North Carolina; running thence on a curve to the right with the eastern right-of-way line of Southwin Drive, by chord measurement, North $15^{\circ}05'43''$ West 144.62 feet to an existing iron pin; running thence North $86^{\circ}06'30''$ East 253.05 feet to an existing iron stake in the western line of Lot 34 of the above referred Plat; running thence South $06^{\circ}43'29''$ East 47.95 feet to a point; running thence south $36^{\circ}40'47''$ East 15.74 feet to an iron stake, the Northeastern corner of Lot 41 of the above referred Plat; running thence with the Northern line of Lot 41, South $66^{\circ}09'58''$ West 238.97 feet to the Point and Place of BEGINNING, containing 0.57 acres more or less. Being part of Lot 39, and all of Lot 40 in Block "B" as shown on the map of Westwin as recorded in Plat book 16 page 189 in the office of the Register of Deed of Forsyth County of North Carolina. Being in accordance with a survey for "Gerald Michael Clowney" by Clinton S. Fisher R.L.S., Dated April 12, 1993. Also being that same property as described in Deed Book 1696 Page 2487, Forsyth County Registry.