

DRAFTED BY: W. MCNAIR TORNOW/BOX

BK1803 P3785

RECORDING TIME PRESENTED FOR REGISTRATION AND RECORDED

31 '93 NOV 10 P12:04

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

*Deborah Padden*

NO VALUABLE CONSIDERATION

EXCISE TAX

PROBATE AND FILING FEE \$ 10.00 PAID

Tax Block: 3804 H Lot: 125 Parcel Identifier No.: 6815615320  
Property Address: 407 HARVEY ST., WINSTON SALEM NC 27103  
Mail after recording to: Same  
Mail future tax bills to: \_\_\_\_\_

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 4 day of NOVEMBER, 19 93, by and between

GRANTOR

GRANTEE

R & S INVESTMENTS, A North Carolina General Partnership

RICHARD M. REYNOLDS

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 & O.V.C. ) TEN \$ & OTHER VALUABLE CONSIDERATION TO IT 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 \_\_\_\_\_ Township, more particularly described as follows:

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE.

THIS CONVEYANCE IS SUBJECT TO THAT DEED OF TRUST IN FAVOR OF FIRST CITIZENS BANK AND TRUST AS RECORDED IN BOOK 1494, PAGE 889, FORSYTH COUNTY REGISTRY, WHICH INDEBTEDNESS IS EXPRESSLY ASSUMED BY THE GRANTEE HEREIN.

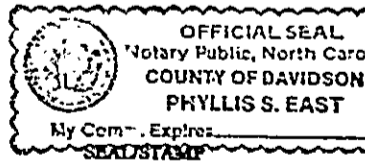
The above land was conveyed to Grantor by \_\_\_\_\_ (see book number \_\_\_\_\_ page \_\_\_\_\_)  
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is 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, EXCEPT AS SET FORTH ABOVE.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written. *R & S Investments*

*Donald A. Stewart* (seal)  
DONALD A. STEWART, PARTNER (seal)

*Richard M. Reynolds* (seal)  
RICHARD M. REYNOLDS, PARTNER (seal)

STATE OF NORTH CAROLINA - Forsyth County  
I, PHYLLIS S. EAST, a Notary Public of Forsyth County, NC, do hereby



certify that DONALD A. STEWART & RICHARD M. REYNOLDS, PARTNERS personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 4 day of November, 19 93.  
My commission expires OCT. 27, 1996. *Phyllis S. East* 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 Phyllis S. East N.B. Davidson Co. NC is/are certified to be correct.

This the 10 day of NOV, 19 93  
L.E. Speas, Register of Deeds for Forsyth County by:  
*Jessie Holden* Deputy/Assistant  
Forsyth County Register of Deeds from RFD 470

## EXHIBIT "A"

BEGINNING at an iron in the Southernmost right of way line of Harvey Street, the Northernmost corner of the Costner Tract described in Deed Book 1031, Page 29, Forsyth County Registry; thence continuing from said Beginning point with said right of way line North 45 53' 08" East 69.99 feet to an iron, the corner of Lot 26, as shown on the Map of P. H. Hanes Knitting Company Property, Section 2, recorded in Plat Book 17, Page 59, Forsyth County Registry; thence continuing with the line of Lot 126 South 44 25' 31" East 133.17 feet to an iron in the approximate center of a 10 foot alley, another corner of said Lot 126; thence continuing with the approximate center line of said alleyway South 47 24' 48" West 71.11 feet to an iron the Easternmost corner of said Costner tract; running thence with Costner's line North 43 56' 56" West 131.28 feet to the Point and Place of Beginning, containing 0.214 acres, more or less, all according to a survey prepared by Philip R. Ball, RLS, L-2107, originally dated 1984, revised October 13, 1993.

BEING THE SAME AND IDENTICAL PROPERTY as Lot 125 as shown on the Map of P. H. Hanes Knitting Company Property, Section 2, recorded in Plat Book 17, Page 59, Forsyth County Registry.

See Deed Book 1447, Page 101. Also, Lot 125, Tax Block 3804 H, Forsyth County Tax Maps.

TOGETHER WITH AND SUBJECT TO a non-exclusive Terminable Access Easement as described in Deed Book 1803, Page 3074, Forsyth County Registry, incorporated by reference herein and recorded simultaneously.