

Original returned to
George Phillips 102



FORSYTH COUNTY

02-17-94

\$160.00



Real Estate
Excise Tax

Excise Tax \$160.00

BK1815 P0285
PRESENTED FOR
REGISTRATION
AND RECORDED

'94 FEB 17 P3:20

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

14.00

Kathy Spencer

Recording Time, Book and Page

Tax Lot No. Lot 416; Block 1416 Parcel Identifier No.
Lot 630; Block 9998
Verified by Lot 255; Block 0435 County on the day of, 19.....
by Lot 141; Block 1269

Mail after recording to Garry B. Moore
10379 NC Highway 150, Clemmons, NC 27012

This instrument was prepared by George F. Phillips, Attorney

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 16th day of February, 1994, by and between

GRANTOR

GRANTEE

Jerry W. Bohannon

and wife

Salena Bohannon

Garry B. Moore

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 Description hereto attached identified as "Exhibit A" and herein incorporated by reference.

BK1815 P0286

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:

1994 ad valorem taxes and easements and restrictions of record.

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

Jerry W. Bohannon (SEAL)
Jerry W. Bohannon

Salena Bohannon (SEAL)
Salena Bohannon

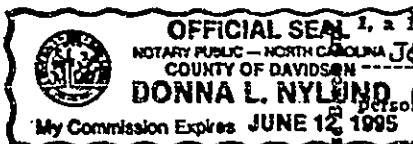
..... (SEAL)

..... (SEAL)

..... (SEAL)

SEAL-STAMP

NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that Jerry W. Bohannon and wife Salena Bohannon Grantor,

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

hand and official stamp or seal, this 16th day of February, 1994.

My commission expires: June 12, 1995 *Donna L. Nyland* 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 Donna L. Nyland
a Notary Public of Davidson County, North Carolina

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.

L.E. SPEAS

FORSYTH

REGISTER OF DEEDS FOR COUNTY

By *Deborah Bell* Deputy/Assistant Register of Deeds

EXHIBIT "A"

BK1815 P0287

Tract 1:

A tract of land lying and being on the east side of Graham Street and being the northeast corner lot at the intersection of Ninth and Graham Streets having a frontage on Graham Street of 50 feet and of that same width extending back eastwardly between parallel lines a distance of 110 feet, and being known and designated as Lot No. 255 as shown by and upon a map of North Cameron Park Addition made and sworn to by G.F. Hinshaw, Civil Engineer, in January 1938 and of record in the Public Registry of Forsyth County, North Carolina, in Plat Book 8 at Page 217, 8 sheets. Being the same property conveyed to Lola Tanner Kennedy by deed recorded in Deed Book 438, Page 280 in the office of the Register of Deed of Forsyth County, North Carolina.

Also being known and designated as Block 435, Lot 255, Forsyth County Tax Maps.

Property Address: 901 N. Graham Avenue
Winston-Salem, NC 27101

Tract 2:

Being known and designated as Lot No. 141 as shown on the Revised Map of Skyland, Section 2 as recorded in the Office of Register of Deeds of Forsyth County, North Carolina in Plat Book 4, Page 100. For chain of title see Deed Book 613, Page 40 and Deed Book 606, page 304.

Tax Block 1269 Lot 141

Property Address: 1940 Maryland Avenue
Winston-Salem, NC 27101

EXHIBIT "A", Cont. BK1815 P0288

Tract 3:

BEGINNING at an iron stake in the North line of East 2nd Street, 41.67 feet Eastwardly from the Northeast intersection of East 2nd Street and Cleveland Avenue (formerly Oakland Avenue); thence Northwardly on a line parallel to said Cleveland Avenue 112.5 feet to an iron stake 41.67 feet Eastwardly from the east line of Cleveland Avenue; thence Eastwardly and parallel to East 2nd Street 83.33 feet to an iron stake in the West line of Lot #438 as shown on map of Winston Development Company; thence Southwardly with the West line of Lots 438, 437 and 436, 112.5 feet to an iron stake in the North line of 2nd Street, the Southwest corner of Lot #436; thence Westwardly with the North line of said 2nd Street 83.33 feet to the place of beginning, being the Eastern portion of Lots 430, 431 and the Southeastern portion of 429 as shown on the map of Winston Development Company, Winston-Salem, North Carolina.

The above described property is also known as Tax Lot 630, Block 9998. For further reference, see Deed Book 591, Page 91, Forsyth County Registry.

Property Address: 1205 Second Street
Winston-Salem, NC 27101

Tract 4:

Fronting 55.3 feet on the North side of Patterson Avenue, and extending back northwardly 110 feet on the East line and 117.65 feet on the West line and being 13.4 feet across the back. The same known and designated as Lot 416 on the Plat of Columbia Heights extentsion as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 2, Page 75.

Tax Block 1416 Lot 416

Property Address: 1405 Gholson Avenue
Winston-Salem, NC 27107