

DRAFTED BY: Gordon W. Jenkins *GW*NORTH CAROLINA)
FORSYTH COUNTY)GENERAL WARRANTY DEED

This Deed made this 10th day of March, 1994, by and between BETTY N. MCSWAIN and husband, CHARLES R. MCSWAIN, ANNIE MAY NEWTON LAUGHORN ("Widow"), DENA NEWTON WILSON ("Widow"), GEORGE B. CLEMMER and GEORGE F. PHILLIPS, EXECUTOR OF THE ESTATE OF MINNIE EVELYN NEWTON, Grantors to JOE E. WALKER and wife, WANDA H. WALKER, and GARY J. WALKER and wife, JULIA M. WALKER, Grantees.

WITNESSETH, that the Grantors in consideration of One Hundred Dollars and Other Valuable Consideration (\$100.00 & OVC) to them paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all those certain lots and parcels of land in Forsyth County, North Carolina, Middlefork Township, more particularly described as follows:

See Exhibit "A" Attached

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple. And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, except easements and restrictions of record, if any, and ad valorem property taxes to be pro rated to the day of closing.

NOTWITHSTANDING ABOVE PROVISIONS OF THIS DEED TO THE CONTRARY:

GEORGE F. PHILLIPS, EXECUTOR OF THE ESTATE OF MINNIE EVELYN NEWTON, joins in this Deed as a Grantor for the sole purpose of complying with G.S. 28A-17-12(a)(2); and

GEORGE B. CLEMMER, joins in this Deed as a Grantor for the sole purpose of transferring his life estate interest in the property, which he acquired pursuant to an Agreement dated January 23, 1978, among GEORGE B. CLEMMER, both individually and in his capacity as Executor of the Will of CLARA NEWTON CLEMMER and ANNIE MAE NEWTON LAUGHORN, DENA NEWTON WILSON, EVELYN NEWTON and BETTY NEWTON MCSWAIN; and the warranties of title are not applicable to GEORGE B. CLEMMER as a Grantor.

IN WITNESS WHEREOF the Grantors have set their hands and seals the day and year first above written.

Betty N. McSwain (SEAL)
BETTY N. MCSWAIN

Charles R. McSwain (SEAL)
CHARLES R. MCSWAIN

Annie May Newton Laughorn (SEAL)
ANNIE MAY NEWTON LAUGHORN

Dena Newton Wilson (SEAL)
DENA NEWTON WILSON

By: Charles Ryan McSwain (SEAL)
CHARLES RYAN MCSWAIN
ATTORNEY-IN-FACT

By: Betty R. Williams (SEAL)
BETTY R. WILLIAMS
ATTORNEY-IN-FACT

George F. Phillips (SEAL)
GEORGE F. PHILLIPS, EXECUTOR
OF THE ESTATE OF MINNIE
EVELYN NEWTON

George B. Clemmer (SEAL)
GEORGE B. CLEMMER

By: Dewey A. Bowman (SEAL)
DEWEY A. BOWMAN
ATTORNEY-IN-FACT

FORSYTH COUNTY

03-11-94

\$271.00

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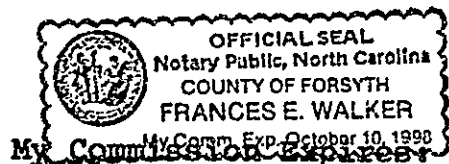


Real Estate
Excise Tax

NORTH CAROLINA)
 FORSYTH COUNTY)

I, Frances E. Walker, a Notary Public of Forsyth County, North Carolina, do hereby certify that BETTY N. MCSWAIN, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal this the 10th day of March, 1994.



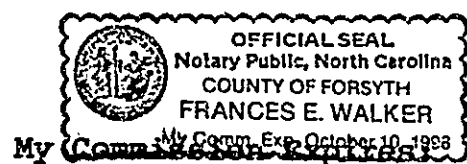
Frances E. Walker
 Notary Public

10/10/98

NORTH CAROLINA)
 FORSYTH COUNTY)

I, Frances E. Walker, a Notary Public of Forsyth County, North Carolina, do hereby certify that CHARLES R. MCSWAIN, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal this the 10th day of March, 1994.



Frances E. Walker
 Notary Public

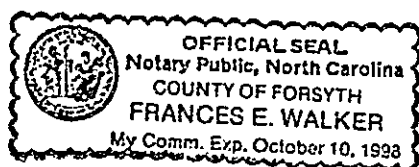
10/10/98

NORTH CAROLINA)
)
 FORSYTH COUNTY)

I, Frances E. Walker, a Notary Public, do hereby certify that **CHARLES RYAN MCSWAIN, ATTORNEY-IN-FACT FOR ANNIE MAY NEWTON LAUGHORN**, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of **ANNIE MAY NEWTON LAUGHORN**, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds of Forsyth County, North Carolina, on the 1st day of November, 1989, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said **CHARLES RYAN MCSWAIN** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **ANNIE MAY NEWTON LAUGHORN**.

Book
1679,
p.1954

Witness my hand and official seal this the 10th day of March, 1994.



Frances E. Walker
 Notary Public

My Commission Expires:

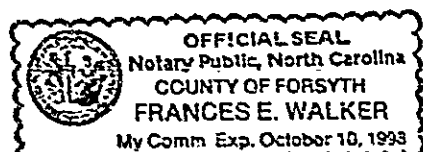
10/10/98

NORTH CAROLINA)
)
 FORSYTH COUNTY)

I, Frances E. Walker, a Notary Public, do hereby certify that **BETTY R. WILLIAMS, ATTORNEY-IN-FACT FOR DENA NEWTON WILSON**, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of **DENA NEWTON WILSON**, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds of Forsyth County, North Carolina, on the 25th day of February, 1994, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said **BETTY R. WILLIAMS**, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **DENA NEWTON WILSON**.

Book
1815
p.3249

Witness my hand and official seal this the 10th day of March, 1994.



Frances E. Walker
 Notary Public

My Commission Expires:

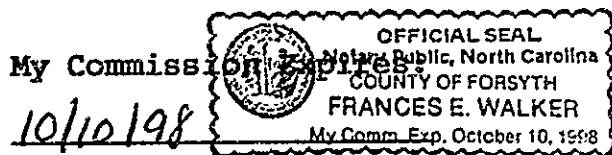
10/10/98

NORTH CAROLINA)
 FORSYTH COUNTY)

I, Frances E. Walker, a Notary Public of Forsyth County, North Carolina, do hereby certify that **GEORGE F. PHILLIPS, EXECUTOR OF THE ESTATE OF MINNIE EVELYN NEWTON**, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal this the 10th day of March, 1994.

Frances E. Walker
 Notary Public

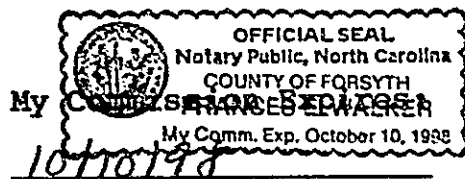


NORTH CAROLINA)
 FORSYTH COUNTY)

I, Frances E. Walker, a Notary Public, do hereby certify that **DEWEY A. BOWMAN, ATTORNEY-IN-FACT FOR GEORGE B. CLEMMER**, personally appeared before me this day, and being by me ^{Book} duly sworn, says that he executed the foregoing and annexed ¹⁴¹⁶ instrument for and in behalf of **GEORGE B. CLEMMER**, and that his authority to execute and acknowledge said instrument is contained ^{p. 345} in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds of Forsyth County, North Carolina, on the 19th day of October, 1983, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said **DEWEY A. BOWMAN**, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **GEORGE B. CLEMMER**.

Witness my hand and official seal this the 10th day of March, 1994.

Frances E. Walker
 Notary Public



The foregoing Certificate(s) of Frances E. Walker, NP,
Forsyth Co. NC

is/are certified to be correct.

This the 11 day of March, 1994.

**L.E. SPEAS, REGISTER OF DEEDS
 FOR FORSYTH COUNTY by**

PRESENTED FOR
 REGISTER
 AND RECORDED

Deborah R. Seab
 Deputy/Assistant

94 MAR 11 P2:37

P:\WP51\DATA\BETH\BPROF\MCSWALK.DED 3/2/94 3:32pm Wed
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L.E. SPEAS
 REGISTER OF DEEDS
 FORSYTH CO. N.C.

22⁰⁰ John Childress

EXHIBIT "A"

Tract 1:

LYING AND BEING in Middlefork Township, Forsyth County, North Carolina and BEGINNING at a point on Fire Hyd. located in the northern right of way line of Old Rural Hall Road, the southernmost corner of the property of Jack Minish, now or formerly (Book 1015, Page 40, Forsyth County Registry); thence from said Beginning and with said northern right of way, South 51° 47' 00" East 297.10 feet to an existing iron pipe, the northwesternmost corner of the property of Double S. Properties, now or formerly (Book 1577, Page 224, Forsyth County Registry); thence from said iron, North 35° 27' 30" East 148.13 feet to an existing iron pipe located in the western right of way line of Pine View Drive (S.R. 2313); thence with said right of way, the following three (3) courses and distances: (1) on a curve to the right North 01° 47' 39" East (radius = 682.60 feet) and a chord length of 40.14 feet to a point; (2) on a curve to the right North 01° 47' 39" East (radius = 682.60 feet) and a chord length of 275.15 feet to a point and (3) on a curve to the right North 22° 04' 06" East (radius = 540.54 feet) and a chord length of 163.25 feet to a new iron pipe, a common corner of the within described tract and the property of ARC/HDS Forsyth #1 Housing Corp., now or formerly (hereinafter referred to as "ARC/ADS"; Book 1783, Page 2951, Forsyth County Registry); running thence on a common line of the within described tract the aforementioned ARC/ADS and the property of Forsyth Stokes Area Mental Health, now or formerly (Book 1413, Page 2007, Forsyth County Registry) South 69° 00' 04" West 166.47 feet to an existing iron pipe, the northeasternmost corner of the property of J. L. Newton, Jr., now or formerly (Tax Lot 40 of Tax Block 2998, Forsyth County Tax Records); running thence on a common line of the within described tract and said Newton, now or formerly, South 36° 40' 01" West 206.98 feet to an existing iron pipe; thence on a common line of the within described tract and the property of Jack Minish, now or formerly (Book 1015, Page 40, Forsyth County Registry) South 38° 47' 40" West 175.66 feet to a point on Fire Hyd., the point and place of BEGINNING, and containing 2.228 acres, more or less. Being Tax Lots 34, 35, 36 (also known as Lots 4, 5 & 6 of the J.L. Newton Map; Plat Book 13, Page 71, Forsyth County Registry) and 38 of Tax Block 2998, Forsyth County Tax Records. The foregoing description was taken from a plat of survey prepared by Larry L. Callahan Surveying Co., Inc.; dated 2/16/94; Job No. 7605-3 and entitled "Map For Joe E. Walker and wife, Wanda H. Walker and Gary J. Walker and wife, Julia M. Walker."

EXHIBIT "A"

Tract 2:

LYING AND BEING in Middlefork Township, Forsyth County, North Carolina and BEGINNING at an existing iron pipe located in the northern right of way line of Oak Summit Road, said iron being located South 84° 50' 20" West 354.62 feet from the approximate centerline of the intersection of Oak Summit Road and Old Rural Hall Road; thence with the northern right of way of Oak Summit Road on a curve to the right, South 83° 37' 50" West with a chord length of 465.51 feet to an existing iron pipe, the southeast corner of the property of Oak Summit Methodist Church, now or formerly (Book 408, Page 178 and Book 86, Page 401, Forsyth County Registry); running thence with the eastern line of said church, North 04° 03' 23" East 107.92 feet to an existing iron pipe, the southwest corner of the property of George B. Clemmer, now or formerly (Book 1226, Page 1622 and Book 884, Page 430, Forsyth County Registry); running thence with the southern line of said Clemmer, now or formerly, North 73° 34' 15" East 387.45 feet to a new iron pipe; thence South 29° 34' 00" East 90.85 feet to an existing iron pipe, the westernmost corner of the property of Reba B. Newton, now or formerly (Book 1811, Page 2744, Forsyth County Registry); running thence on a common line of the within described tract and the property of said Newton, now or formerly South 24° 00' 00" East 94.76 feet to an existing iron pipe located in the northern right of way line of Oak Summit Road, the point and place of BEGINNING, and containing 1.388 acres, more or less. Being part of Tax Lot 39A of Tax Block 2998, Forsyth County Tax Records. The foregoing description was taken from a plat of survey prepared by Larry L. Callahan Surveying Co., Inc.; dated 2/4/94; Job No. 7605-3 and entitled "Map For Joe E. Walker and wife, Wanda H. Walker and Gary J. Walker and wife, Julia M. Walker."

Tract 3:

Fronting 50 feet on the West side of Howe Street, and of that width extending back Westwardly 160 feet, more or less, to C. F. Nissen's line; being bounded on the East by Howe Street, South by Dock Newsom's land, West by C. F. Nissen's land, North by a 15 foot alley. Being part of the land included in deed from Peter Waugh and wife to Mrs. C. F. Cook. See Deed Book 76, at page 175, and conveyed by T. L. Cook and wife. See Deed Book 88, at page 288, and conveyed to Bessie E. Tudor by J. F. Jordan and wife, Susie Jordan. See Deed Book 95, at page 294. See also deed from Bessie Tudor and husband, George C. Tudor, to O. H. Rothrock in Deed Book 103, at page 56. For further reference see Deed recorded in Deed Book 251, at page 305.

2204 Colony Street, Winston-Salem, North Carolina
Tax Block 0747 Lot 104

Tract 4:

Lying and being in the City of Winston-Salem, North Carolina, fronting 50 feet on the East side of Peebles Street and of that width extending back East 110 feet to an alley and being known and designated on the Plat of Cameron Park Property as Lot No. 71 and for more particular description of said Lot reference is hereby had to said Plat recorded in Register of Deeds office, Forsyth County in Deed Book 108, at page 561. For further reference see Deed recorded in Deed Book 154, at page 158.

507 Jackson Avenue, Winston-Salem, North Carolina
Tax Block 1261 Lot 71

Tract 5:

Lying and being in Forsyth County, North Carolina and situated in North Winston on the South side of Balsley Street (now 23rd Street); BEGINNING at an iron stake 200 feet from Eutaw Street; running thence in a Westerly direction 50 feet and of that same width back South 150 feet to an alley. The above Lot being known and designated as Lot No. 4 on the Map of Fairview Heights Andrews Addition, recorded in office of the Register of Deeds of Forsyth County, in Deed Book 97, at page 592, which see for a more particular description of said property. For further reference see Deed recorded in Deed Book 371, at page 82.

1414 East 23rd Street, Winston-Salem, North Carolina
Tax Block 0427 Lot 004

Tract 6:

BEGINNING 55 feet South of the intersection of Watson Street and Daniel Avenue and running thence Westwardly 176.7 feet to a stake; thence Southwardly 75 feet to a stake; thence Eastwardly 175.7 feet to a stake on the West side of Daniel Avenue; thence North along the West margin of Daniel Avenue 75 feet to place of BEGINNING. Being Lots 5, 6 and 7 in Block E on Plat of I. N. Watson Property. For a more particular description reference is had to said Plat recorded in Plat Book 4, at page 31, in the office of the Register of Deeds of Forsyth County, North Carolina. For further reference see Deed recorded in Deed Book 367, at page 289.

4910 Voss Street, Winston-Salem, North Carolina
Tax Block 2208 Lot 005

Tract 7:

Being known and designated as Lots 7, 8 and 9, in Block 5 of Boston Cottage Company, map recorded in Deed Book 42, page 342 in the office of the Register of Deeds of Forsyth County, North Carolina. For further reference, see Deed recorded in Deed Book 368, at page 248.

1122, 1126 and 1130 West 14th Street, Winston-Salem, North Carolina
Tax Block 1355 Lots 007, 008 and 009

Tract 8:

Being Lot No. 44 shown on the Plat of Roosevelt Annex, recorded in Plat Book No. 1, at page 70, in the office of the Register of Deeds of Forsyth County, North Carolina. For further reference, see Deed recorded in Deed Book 421, at page 71.

883 and 885 12th Street, Winston-Salem, North Carolina
Tax Block 0907 Lot 044R

Tract 9:

Being known and designated as Lot No. 43 on Plat of the Lake Best Property, recorded in Deed Book 38, at page 15 in the office of the Register of Deeds of Forsyth County, North Carolina. Being also known as Lot 43, Block 905 in the office of the Tax Supervisor of Forsyth County. For further reference see Deed recorded in Deed Book 445, at page 10.

1336 Lincoln Street, Winston-Salem, North Carolina

Tract 10:

BEING Lot 7, Block 6 shown on the plat of Inside Land and Improvement Company, plat of which is recorded in Plat Book 4, page 172 in the Forsyth County Registry. Being also known as Lot 7, Block 550, in the office of the Tax Supervisor of Forsyth County.

1304 Cromartie Street, Winston-Salem, North Carolina