

DRAFTED BY: D.P. MAST

RECORDING TIME

FORSYTH COUNTY 86-23-94

BK 1828 P 1683  
PRESENTED FOR  
REGISTRATION  
AND RECORDED



\$114.00

Real Estate  
Excise Tax

2

'94 JUN 23 A8:34

EXCISE TAX \$114.00

L.E. SPEAS  
REGISTER OF DEEDS 8.00  
PROBATE AND FILING FEES PAID

Tax Block: 1834 Lot: 105 Parcel Identifier No.:  
Property Address: 2306 S. Pleasant Street, Winston-Salem, NC 27106 27107  
Mail after recording to: Grantees, 2306 S. Pleasant St., Winston-Salem, NC 27107  
Mail future tax bills to: Grantees, 2306 S. Pleasant St., Winston-Salem, NC 27107

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

THIS DEED made this 9th day of June, 19 94, by and between

GRANTOR

GRANTEE

OTTIE L. RUTLEDGE, Widow

HORACE HARRIS and  
LINDA F. CROCKETT

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 \$ 10.00 & o.v.c. TEN DOLLARS AND OTHER 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 in Forsyth County, North Carolina WINSTON Township, more particularly described as follows:

BEGINNING at A. O. Cravers' southeast corner on the West side of South Pleasant Street; running thence Westwardly with Cravers' line 362 feet to a stone; thence Southward 108 feet to a stone, Colonel Smiths' corner; thence Eastward 350 feet with Smiths' line to his corner on the Street; thence Northward with the Street 105 feet to the beginning. Containing 37914 square feet, more or less.

The above land was conveyed to Grantor by W.D. Clodfelter (see book number 488 page 272 )  
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 for easements and restrictions of record and 1994 ad valorem tax which has been prorated and assumed by Grantee.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

(seal) Ottie L. Rutledge (seal)  
OTTIE L. RUTLEDGE, Widow  
(seal) \_\_\_\_\_ (seal)

STATE OF NORTH CAROLINA - Forsyth County  
OFFICIAL SEAL SANDRA D. CROUSE  
Notary Public - North Carolina  
FORSYTH COUNTY  
My Commission Expires: 3-8-98  
I, Sandra D. Crouse, a Notary Public of Forsyth County, NC, do hereby  
personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 19 day of June, 19 94.  
SEAL/STAMP My commission expires 3-8, 1998. Sandra D. Crouse 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 \_\_\_\_.  
SEAL/STAMP My commission expires \_\_\_\_\_, 19 \_\_\_\_ Notary Public

The foregoing Certificate(s) of Sandra D. Crouse, N.P. Forsyth Co. NC  
is/are certified to be correct.

This the 23rd day of June, 19 94.

L.E. Speas, Register of Deeds for Forsyth County by:

Jeri Stagner Deputy/Assistant  
Forsyth County Register of Deeds Since 1970