

DRAFTED BY: William L. Nelson, Attorney



08-08-94



\$100.00

Real Estate
Excise Tax

EXCISE TAX

RECORDING TIME

BK 1832 P 3645
PRESENTED FOR
REGISTRATION
AND RECORDING

215

'94 AUG -8 P 4:58

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

PROBATE AND FILING FEE \$ PAID

Tax Block: 148 Lot: 84 Parcel Identifier No.:
Property Address: 833 7th Street West Winston-Salem, NC 27101
Mail after recording to: Grantee's 833 7th Street West Winston-Salem, NC 27101
Mail future tax bills to:

FORSYTH COUNTY, NORTH-CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13 day of July, 19 94, by and between

GRANTOR

Estate of James Arvester Webster by Barbara R. Johnson, Executor and James Arvester Webster irrevocable living trust by Barbara R. Johnson, Trustee, and Barbara R. Johnson, Single.

GRANTEE

Richard F. Van Buren and wife,
Vicki B. Van Buren

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 & OVC) Ten Dollars and Other Valuable Considerations 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 stake on Jeb Vance Avenue, corner of Lot No. 83, Section 1, and running Northwardly 150 feet to a stake on an alley. Thence Westerdly with said alley 70 feet to a stake. Thence Southwardly 150 feet to a stake on Jeb Vance Avenue. Thence Easterdly 70 feet to the BEGINNING. The same being known and designated on the Plat of their land of the West End Hotel and Land Co.. as Lot No.84, Section No. 1, which said plat is recorded in Deed Book 59 at page 95 Register of Deeds Office of Forsyth County, North Carolina and to which reference is hereby made for a more complete description.

The Will of James Arvester Webster devised the above described property to the James Arvester Webster Irrevocable Living Trust (the Trust). The other grantors execute this Deed merely to release any interest they might have in the subject property and acknowledge that the actual owner is the Trust.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, to the Grantee, his heirs and assigns forever. 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 subject to the following exceptions:

IN WITNESS WHEREOF the Grantor has 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.

Estate of James Arvester Webster

By: _____ (seal)

Barbara R. Johnson, Executor

Barbara R. Johnson (seal)_____
(seal)

Barbara R. Johnson, Single

Barbara R. Johnson (seal)_____
(seal)

James Arvester Webster irrevocable living trust

By: _____ (seal)

Barbara R. Johnson, Trustee

Barbara R. Johnson (seal)_____
(seal)_____
(seal)_____
(seal)

Corporate Name

ATTEST:

By: _____

President_____
Secretary

Corporate Seal

STATE OF NORTH CAROLINA - Forsyth County

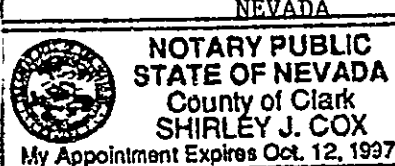
I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally came before me this day and acknowledged that _____ he is _____ secretary of _____ a North Carolina corporation, and that by authority duly given as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary.

Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County



I, SHIRLEY J. COX, a Notary Public of CLARK NV Forsyth County, NC, do hereby certify that Estate of James Arvester Webster by Barbara R. Johnson, Executor

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 13th day of JULY, 1994.

SEAL/STAMP

My commission expires 10-12, 1997. Shirley J. Cox Notary Public

STATE OF NORTH CAROLINA - Forsyth County



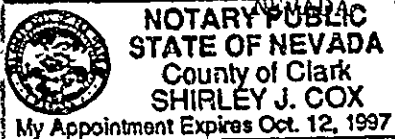
I, SHIRLEY J. COX, a Notary Public of CLARK NV Forsyth County, NC, do hereby certify that James Arvester Webster irrevocable living trust by Barbara R. Johnson, Trustee

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 13th day of JULY, 1994.

SEAL/STAMP

My commission expires 10-12, 1997. Shirley J. Cox Notary Public

STATE OF NORTH CAROLINA - Forsyth County



I, SHIRLEY J. COX, a Notary Public of CLARK NV Forsyth County, NC, do hereby certify that Barbara R. Johnson, Single

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 13 day of JULY, 1994.

SEAL/STAMP

My commission expires 10-12, 1994. Shirley J. Cox 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 _____

Shirley J. Cox, NP Clark Co Nevada

_____ is/are certified to be correct.

This the 8 day of August, 1994.

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

Kathy Franklin

Deputy/Assistant