

DRAFTED BY: Charles C. Green, Jr.,
Assistant City Attorney



GOVERNMENT

RECORDING TIME

BK 1832 P 4258
PRESENTED FOR
REGISTRATION
AND RECORD

'94. AUG 10 P12:10 \$10.00pd.

51

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

*Per
Hager*

EXCISE TAX

PROBATE AND FILING FEE \$ PAID

Tax Block: 1216 Lot: 163 Parcel Identifier No.:
Property Address: 2552 Ansonia Street
Mail after recording to: Lewis Russell 2543 Ansonia St. J-8, NC 27105
Mail future tax bills to:

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28 day of July, 19 94, by and between

GRANTOR

GRANTEE

CITY OF WINSTON-SALEM

LEWIS RUSSELL and wife,
THELMA B. RUSSELL

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 & 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 WINSTON Township, more particularly described as follows:

Lot 163, "Alexander Heights", Section 2, part of which is recorded in Plat Book 1, page 36, Forsyth County Registry, and reference to which plat is hereby made for a more particular description. Being informally known as 2552 Ansonia Street, Winston-Salem, North Carolina 27105.

Being in all respects the same property as that described in the deed from James Smith (widower) to Elmo Linton, as recorded in Book 1354, page 380, Forsyth County Registry.

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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 subject to the following exceptions:

except any and all outstanding ad valorem taxes and special assessments and easements, restrictions and encumbrances of record.

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.

_____(seal) _____(seal)
 _____(seal) _____(seal)
 _____(seal) _____(seal)
 _____(seal) _____(seal)
 _____(seal) _____(seal)

CITY OF WINSTON-SALEM

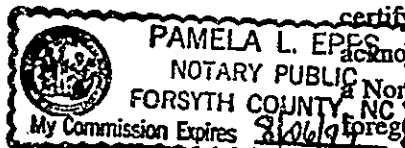
Corporate Name

By: Matthew S. Wood Mayor Marie M. Matthews City Secretary

Corporate Seal

STATE OF NORTH CAROLINA - Forsyth County

I, Pamela L. Epper, a Notary Public of Forsyth County, NC, do hereby certify that Marie M. Matthews personally came before me this day and acknowledged that she is City secretary of Winston-Salem 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 Mayor President, sealed with its corporate seal and attested by herself as its City Secretary.



Witness my hand and notarial seal this the 28 day of July, 1994.
 My commission expires August 26, 1997. Pamela L. Epper Notary Public

SEAL/STAMP

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

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

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

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 Pamela L. Epper NP Forsyth Co. NC

is/are certified to be correct.

This the 10th day of August, 1994.

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

Jer. Stagner Deputy/Assistant
 Forsyth County Register of Deeds Form LFD 4/90