

DRAFTED BY: BILLY D. FRIENDE, JR.

RECORDING TIME **BK1833 P0040**

NO TITLE SEARCH PERFORMED
NOR REQUESTED.
FORSYTH COUNTY

11

PRESENTED FOR
REGISTRATION
AND RECORDS

88-11-94

'94 AUG 11 A9:40



\$4.00
Real Estate
Excise Tax

L.E. SPEAS
REGISTER OF DEEDS
PROBATE AND FILING FEES PAID
FORSYTH COUNTY, N.C.

1800pp
Cubalah
Relah

Tax Block: 346 Lot: 101 & 102 Parcel Identifier No.: _____
Property Address: Vacant Lot - 14th and Cleveland Avenue
Mail after recording to: Grantee: 1112 Rundell Street, Winston-Salem, NC 27105
Mail future tax bills to: Grantee: 1112 Rundell Street, Winston-Salem, NC 27105

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this _____ day of August, 19 94, by and between

GRANTOR
ARTHUR L. FORD (UNMARRIED)

GRANTEE
LISA DENISE FORD (SINGLE)

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 (\$ 10,000 & O.V.C. Other Valuable Considerations to her 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 an iron located at the intersection of the Eastern right of way line of Cleveland Avenue and the Southern line of 14th Street South 79 40'50" East 100.00 feet to an iron; thence with the Western property line of Lot 106, Block 346 of the Forsyth County Tax Maps as presently constituted South 6 23'18" West 137.73 feet to an iron; thence South 86 12'38" West 39.83 feet to a point; thence South 6 25'45" West 5.00 feet to an iron; thence North 82 08'40" West 60.22 feet to an iron in the Eastern right of way line of Cleveland Avenue; East 149.85 feet to an iron, said iron being the point and place of BEGINNING. This property also being known and described as Lots 101 and 102, Block 346 of the Forsyth County Tax Maps as presently constituted.

The above description is taken from a survey entitled "Property of Arthur L. Ford and Clarence L. Dalton, III, dated May 10, 1989 by Daniel W. Donathan, RLS.

The above land was conveyed to Grantor by _____ (see book number _____ 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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

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

Arthur L. Ford (seal) _____ (seal)
ARTHUR L. FORD (UNMARRIED)

(seal) _____ (seal)

STATE OF NORTH CAROLINA - Forsyth County
I, DOROTHY R. WILLIAMS, a Notary Public of Forsyth County, NC, do hereby certify that ARTHUR L. FORD 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 August, 1994.
My Commission Expires January 15, 1996
SEAL/STAMP My commission expires January 15, 1996. Dorothy R. Williams 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 Dorothy R. Williams NP Forsyth CO NC is/are certified to be correct.

This the 11 day of August, 1994.

L.E. Speas, Register of Deeds for Forsyth County by:
Lashun E. Johnson Deputy/Assistant
Forsyth County Register of Deeds Form RFD 670