

DRAFTED BY: Daniel A. Frazier



FORSYTH COUNTY

10-21-94



\$50.00



Real Estate
Excise Tax

EXCISE TAX

RECORDING TIME

BK1838 P4606
PRESENTED
REGISTER
AND RECORD

'94 OCT 21 P4:53 #10.00
pd.

166

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

Jeri
Jaggar

PROBATE AND FILING FEE \$ PAID

Tax Block: 2228 Lot: 026 Parcel Identifier No.:
Property Address: 1050 Ada Avenue, Winston-Salem, N.C. 27105
Mail after recording to: Daniel A. Frazier, Box 64
Mail future tax bills to: Grantee- 4834 Westmoreland Drive, Winston-Salem, N.C. 27105

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 7th day of October, 19 94, by and between

GRANTOR

FGB REALTY ADVISORS, INC.
An Oklahoma Corporation

GRANTEE

ROY W. MYERS and wife, MYRTLE K. MYERS

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 to them 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:

BEING known and designated as Lots Numbers 26, 27, 28, 29, 30, and 31 as shown on the Map Showing Subdivision of the A. T. Cox Property as recorded in Plat Book 9, page 117 (2) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described Property;
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interests and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the herein described Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the herein described Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes, (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including but not limited to the presence or absence of improvements, if any, on the above described Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the herein described Property."

The above land was conveyed to Grantor by
Forsyth County Register of Deeds Form LFD 4/20

(see book number 1618 page 3988)

BK1838 P4607

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:

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)

FGB Realty Advisors, Inc.

Corporate Name

By: Thomas F. DiMercurio
 Senior Vice President

ATTEST:

Mark A. Edmiston
 Asst. Secretary

Corporate Seal

STATE OF NORTH CAROLINA - Forsyth County Tulsa

I, Suzan Wright, a Notary Public of Tulsa County, OK, do hereby
 certify that Mark A. Edmiston personally came before me this day and
 acknowledged that he is Asst. secretary of FGB REALTY ADVISORS, INC.



Notary Public Oklahoma
 OFFICIAL SEAL
 SUZAN WRIGHT
 TULSA COUNTY
 My Comm Expires August 1, 1998

foregoing instrument was signed in its name by its Sr. Vice President, sealed with its corporate
 seal and attested by Mark A. Edmiston as its Asst. Secretary.

Witness my hand and notarial seal this the 13 day of October, 1994.

SEAL/STAMP

My commission expires August 1, 1998. Suzan Wright 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

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SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

The foregoing Certificate(s) of Suzan Wright NP Tulsa Co. Oklahoma

_____ is/are certified to be correct.

This the 21st day of October, 1994.

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

Forsyth County Register of Deeds Form FD 470

Deputy/Assistant