

Badgett and Phillips Box
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RECORDING TIME BOOK 1842 PAGE 797

FORSYTH COUNTY 11-30-94

211

PRESENTED FOR
REGISTRATION
AND RECORDED

'94 NOV 30 P4:10



\$603.00

Real Estate
Excise Tax



EXCISE TAX \$ 603.00

PROBATE AND FILING FEE \$ PAID

Tax Block: _____ Lot: _____ Parcel Identifier No.: _____
Property Address: _____
Mail after recording to: William Marshall Trawick 201 Pinehill Dr. Clemmons, NC 27012
Mail future tax bills to: _____

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 23rd day of November, 1994, by and between

GRANTOR

GRANTEE

PHILIP R. STURM and his wife,
BEVERLY P. STURM (formerly known as
Beverly P. DeMent)

WILLIAM MARSHALL TRAWICK, JR.
(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 (\$10.00 ovc) Ten Dollars and other valuable considerations 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:

See Exhibit "A" attached hereto and incorporated herein by reference for the description of the properties conveyed herein.

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 who may claim, save and except easements & restrictions of record, if any; 1994 taxes to be pro-rated and all deeds of trust set forth in Exhibit "A" attached hereto which the grantee hereby expressly assumes and agrees to pay.

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

PHILIP R. STURM (seal) BEVERLY P. STURM (seal)
BEVERLY P. STURM (Formerly known as Beverly P. DeMent) (seal)

STATE OF NORTH CAROLINA - Forsyth County of _____
I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____, Philip R. Sturm and wife, Beverly P. Sturm (formerly known as Beverly P. DeMent) 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 November, 1994.

My commission expires 1-31-95, _____ 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____.

My commission expires _____, 19____ Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct.

This the 30th day of November, 1994.

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

_____, Deputy/Assistant
Forsyth County Register of Deeds from 1993-1995

BK1842 P0798

EXHIBIT "A"

TRACT 1: 2927 Woodland Avenue
Tax Lot 105, Block 1967

Being known and designated as Lot No. 105 as shown on Map of Brookwood, recorded in Plat Book 7, Page 43 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

TRACT 2: 2611, 2613 and 2615 N. Claremont Avenue
Tax Lots 419, 420 & 421, Block 6035

BEING KNOWN AND DESIGNATED as Lots Nos. 237, 238 and 239, as shown on the map of Brookwood, First Release, as recorded in Plat Book 7, Page 43, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. For further reference see Deed Book 1136, Page 1576; Book 1137, Page 264; and Book 1137, Page 87.

TRACT 3: 1961 Bloomfield Avenue
Tax Lot 52, Block 935

BEING KNOWN AND DESIGNATED as Lot 52 as shown on Map of Reynold Place and recorded in plat book 1 at page 48 in the Office of the Register of Deeds, Forsyth County, North Carolina, reference to said plat is hereby made for a more particular description.

TRACT 4: 1928 Althea Street
Tax Lot 230A, Block 930

BEGINNING at an iron stake on the West side of Althea Avenue, the Northeast corner of Lot No. 229 as shown on the hereinafter referred to map, and running Westwardly with the North line of said Lot No. 229, 145 feet to a stake, a new corner; thence on a new line, Northwardly 50 feet to a stake in the South line of Lot No. 231; thence with the South line of said Lot No. 231, Eastwardly 145 feet to a stake on the West margin of Althea Avenue; thence Southwardly with the West margin of Althea Avenue 50 feet to the place of BEGINNING, and being the Eastern portion of Lot No. 230 as shown on the Map of Reynolds Place, which said map is duly recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 1, Page 48(2), to which said map and plat reference is hereby made.

TRACT 5: 1410 Hattie Avenue
Tax Lots 113B & 114, Block 1410

BEGINNING at an iron stake in the Southeast corner of the within described tract in the Western margin of Hattie Avenue (formerly Byerly) and at the Northeast corner of Willie Mae S. Hemmingburg and others (Deed Book 978, at page 336), also being the Northeast corner of Lot 114A, Block 453, Winston Township, Forsyth County Tax Map and running thence from said beginning point westwardly with the Northern line of Lots 114A and 113A, 82 feet to an iron stake in the line of Lot 112, Daisy L. Phillips (Quitclaim Deed 856, page 308); thence with her line Northwardly 58 feet to an iron stake in the Southern line of Lot 115, C.E. Graham, (Deed Book 199, page 259); thence with his line Eastwardly 82 feet to an iron stake in the Western margin of Hattie Avenue (formerly Byerly); thence Southwardly with the Western margin of Hattie Avenue 58 feet to the place of BEGINNING, being known and designated as Lots 113B and 114B, Block 453, Winston Township, Forsyth County Tax Map. The beginning point of the within described property is 92 feet more or less, Northwardly from the Northwest intersection of Fourteenth Street and Hattie Avenue.

EXHIBIT "A"
PAGE TWO

TRACT 6: 1630 E. 24th Street
Tax Lot 18, Block 1478

BEING a tract fronting 100 feet on the south side of East 24th Street; and being known and designated as Lot No. 18, as shown on the map of O.C. York Property, as recorded in Plat Book 1, page 7, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

TRACT 7: 1632 E. 24th Street
Tax Lot 19, Block 1478

LYING AND BEING in the City of Winston-Salem, North Carolina fronting on the South side of 25th Street (formerly Norwood Street) 50 feet and of that width extending southwardly 120 feet to an alley, bounded North by 24th Street, East by Lot 20, South by an Alley, West by Lot No. 16, being known and designated as Lot No. 19, as shown on the Plat of lands of O.C. York, plat of which is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 1, Page 7, the same being part of the property of Park Place, Inc. (See map recorded in Book 108 at Page 584, Office of the Register of Deeds of Forsyth County, North Carolina). The above described tract of land being in all respects the same property described in Tract No. 3 in the Deed from B. C. Booe, Commissioner to Linn R. Brown recorded in Book 350, page 90, Office of the Register of Deeds of Forsyth County, North Carolina.

TRACT 8: 1638 E. 24th Street
Tax Lot 20, Block 1478

FRONTING on the South side of Norwood (now Twenty-Fourth) Street, 50 feet and of that width extending southwardly 120 feet to an alley. Being bounded on the north of Norwood (now Twenty-Fourth) Street, on the east by Lot No. 21, on the South by alley on on the west by Lot No. 19. The same being known and designated as Lot No. 20 on the plat of O.C. York Property, as recorded in Book No. 1, Page 7, in the Register of Deeds Office, Forsyth County. Also one deed from Fogle Brothers Company to W.T. Brown in Deed Book No. 191, page 24.

TRACT 9: 409 Eldora Street
Tax Lot 187, Block 1381

BEING KNOWN AND DESIGNATED as Lot No. 187 as shown on the map of East Fourteenth Street Development. Said Plat being recorded in Book 2, Page 32A, Register of Deeds Office of Forsyth County, North Carolina. For reference see deed book from Fourteenth Street Development Company to Smithdeal Realty and Insurance Company, Deed Book 478, Page 49, Register of Deeds Office of Forsyth County, North Carolina.

TRACT 10: 411 Eldora Street
Tax Lot 188, Block 1381

BEING KNOWN AND DESIGNATED as Lot No. 188 as shown on the map of East Fourteenth Street Development. Said Plat being recorded in Book 2, Page 32A, Register of Deeds Office of Forsyth County, North Carolina. For reference see deed from Fourteenth Street Development Company to Smithdeal Realty and Insurance Company, Deed Book 478, Page 49, Register of Deeds Office of Forsyth County, North Carolina.

EXHIBIT "A"
PAGE THREE

TRACT 11: 413 Eldora Street
Tax Lot 189, Block 1381

BEING KNOWN AND DESIGNATED as Lot No. 189 as shown on the map of East Fourteenth Street Development. Said Plat being recorded in Book 2, Page 32A, Register of Deeds Office of Forsyth County, North Carolina. For reference see deed from Fourteenth Street Development Company to Smithdeal Realty and Insurance Company, Deed Book 478, Page 49, Register of Deeds Office of Forsyth County, North Carolina.

TRACT 12: 910 Camel Street
Tax Lot 414, Block 449

LYING AND BEING in the City of Winston-Salem, Forsyth County, North Carolina and being known and designated as Lot No. 414, on map of North Cameron Park Addition, as recorded in Plat Book 8, page 217, in the Office of the Register of Deeds of Forsyth County, North Carolina to which map reference is hereby made for a more particular description of said property. For further reference see Deed recorded in Deed Book 729, page 398.

TRACT 13: 1604 E. 25th Street
Tax Lot 41, Block 1200

BEGINNING at an iron stake in the South margin of Snyder Street 56.6 feet east of the intersection of Goldsboro and Snyder Street, and running thence East with Snyder Street 53.4 feet to an iron pipe or stake, and thence South 150 feet to an iron pipe in an alley; thence West 51 feet to a pipe in the Southeast corner of Lot No. 40; thence North 150 feet to the place of BEGINNING. Being known as Lot Forty-One (41), Alexander Heights, as shown on the Plat Book 1, page 36, Register of Deeds Office of Forsyth County, also see Deed Book 138, page 41.

(The above named Snyder Street is now 25th Street; Goldsboro Street is now Jackson Street).

TRACT 14: 2740 Manchester Street
Tax Lot 5, Block 1842

LYING AND BEING in Winston Township, Forsyth County, North Carolina and bounded as follows, to wit:

BEGINNING at a stake on the West side of Manchester Street, the Northeast corner of Lot No. 6 on the Plat of City View Development, and running thence Northwardly 100 feet to the Southeast corner of Lot No. 3 thence Westwardly 150 feet to the Northeast corner of Lot No. 31; thence Southwardly 100 feet to the Northeast corner of Lot No. 29; thence Eastwardly 150 feet to the place of beginning. Being known and designated as Lots Nos. 4 and 5 on the City View Development, which said Plat is duly recorded in the Office of the Register of Deeds of Forsyth County, North Carolina.

(This property was brought by Lester Beshears from J. B. Shelton and wife, Rosa Shelton, the 28th day of January, 1925).

EXHIBIT "A"
PAGE FOURTRACT 15: 516 Glennbrook Drive
Tax Lot 137, Block 1557

LYING AND BEING in Belews Creek Township, Forsyth County, North Carolina and BEGINNING at an iron stake 150 feet North of the Belews Creek Road; thence running West along the North line of Lots Nos. 135, 134 and 133, 150 feet to an iron stake; thence North 50 feet to an iron stake; thence East along the South line of Lot No. 137, 150 feet to Masten Street; thence South along Masten Street 50 feet to the place of beginning. Being Lot No. 136 of the Masten Park Development, recorded in Register of Deeds Office of Forsyth County, North Carolina in Book 2, page 19(3).

Subject to restrictions and conditions and easements for utilities of record.

TRACT 16: 917 East 18th Street
Tax Lot 108, Block 316

LYING AND BEING in the City of Winston-Salem, Forsyth County, North Carolina, and BEGINNING at an iron stake in the north line of Eighteenth Street (formerly Knott Street), said stake being at the Southwest corner of Jean and Percell Davidson; said stake also being distance westwardly 32.83 feet from a stake on the north side of Eighteenth Street located South 4 degrees 2' West 4 feet from the southwest corner of Lot No. 23 on the revised Map of Property of Wilson-Covington Construction Company recorded in Plat Book 14, page 8; thence from said beginning point along Davidson's west line North 3 degrees 5' East 154.11 feet to an iron stake, Davidson's northwest corner; thence North 87 degrees 48 minutes West 41.78 feet to an iron stake; thence South 6 degrees, 34' West 154.4 feet to an iron stake in the north line of Eighteenth Street, said stake being distant Eastwardly 217.93 feet from the east right of way line of North Liberty Street; thence along the north line of Eighteenth Street South 87 degrees 48' East 51.44 feet to an iron stake, the place of BEGINNING. This description is based on a survey made by Otis A. Jones Surveying Company, on June 18, 1958. Being a part of the properties conveyed to Roger W. Speas by deeds recorded in Book 763 at pages 424 and 425.

TRACT 17: 1201 E. 22nd Street
Tax Lot 111, Block 330

LYING AND BEING in the City of Winston-Salem, North Carolina, Winston Township and BEGINNING at an iron stake at the northeast intersection to 22nd Street and Cleveland Avenue; thence running North with Cleveland Avenue 100 feet to an iron stake; thence East 47 feet to an iron stake; thence south 100 feet to 22nd Street (formerly Nicholson Street); thence West with the said 22nd Street, 47 feet to the place of BEGINNING. Being known and designated as part to Lot No. 137, on the plat of Home Real Estate Loan and Insurance Company, Hege Property recorded in Plat Book 2, Page 18-A in the Office of the Register of Deeds of Forsyth County, North Carolina. For further reference see Deed Book 584, Page 81, Forsyth County Public Registry.

The above described properties are conveyed subject to the deeds of trust set forth below, which the grantee hereby expressly assumes and agrees to pay:

Tract 1: Deed of Trust to Southern National Bank as recorded in Book 1625, Page 3598.

EXHIBIT "A"
PAGE FIVE

- Tracts 2, 3 & 4: Deed of Trust to Southern National Bank as recorded in Book 1592, Page 1127.
- Tract 5: (1) Deed of Trust to C.W. Myers Trading Post, Inc. recorded in Book 1499, Page 1134.
(2) Deed of Trust to City of Winston-Salem recorded in Book 1673, Page 3980.
(3) Deed of Trust to City of Winston-Salem recorded in Book 1673, Page 3973.
- Tract 6: (1) Deed of Trust to C.W. Myers Trading Post, Inc. recorded in Book 1499, Page 1116.
(2) Deed of Trust to City of Winston-Salem recorded in Book 1675, Page 2069.
(3) Deed of Trust to City of Winston-Salem recorded in Book 1675, Page 2062.
- Tract 7: (1) Deed of Trust to C.W. Myers Trading Post, Inc. recorded in Book 1499, Page 1114.
(2) Deed of Trust to City of Winston-Salem recorded in Book 1675, Page 2078.
(3) Deed of Trust to City of Winston-Salem recorded in Book 1675, Page 2085.
- Tract 8: (1) Deed of Trust to C.W. Myers Trading Post, Inc. recorded in Book 1499, Page 1112.
(2) Deed of Trust to City of Winston-Salem recorded in Book 1675, Page 2094.
- Tract 9: (1) Deed of Trust to C.W. Myers Trading Post, Inc. recorded in Book 1499, Page 1098.
(2) Deed of Trust to City of Winston-Salem recorded in Book 1673, Page 3957.
- Tract 10: (1) Deed of Trust to C.W. Myers Trading Post, Inc. recorded in Book 1499, Page 1100.
(2) Deed of Trust to City of Winston-Salem recorded in Book 1673, Page 3884.
(3) Deed of Trust to City of Winston-Salem recorded in Book 1673, Page 3877.
- Tract 11: (1) Deed of Trust to C.W. Myers Trading Post, Inc. recorded in Book 1499, Page 1096.
(2) Deed of Trust to City of Winston-Salem recorded in Book 1673, Page 3941.
(3) Deed of Trust to City of Winston-Salem recorded in Book 1673, Page 3948.
- Tract 12: (1) Deed of Trust to C.W. Myers Trading Post, Inc. recorded in Book 1499, Page 1078.
(2) Deed of Trust to City of Winston-Salem recorded in Book 1673, Page 3870.
- Tract 13: (1) Deed of Trust to C.W. Myers Trading Post, Inc. recorded in Book 1499, Page 1078.
(2) Deed of Trust to City of Winston-Salem recorded in Book 1673, Page 3932.
(3) Deed of Trust to City of Winston-Salem recorded in Book 1673, Page 3925.
- Tract 14: (1) Deed of Trust to C.W. Myers Trading Post, Inc. recorded in Book 1499, Page 1130.
(2) Deed of Trust to City of Winston-Salem recorded in Book 1673, Page 3916.
(3) Deed of Trust to City of Winston-Salem recorded in Book 1673, Page 3909.

BK1842 P0803

EXHIBIT "A"
PAGE SIX

Tract 15: (1) Deed of Trust to C.W. Myers Trading Post,
Inc. recorded in Book 1499, Page 1092.
(2) Deed of Trust to City of Winston-Salem
recorded in Book 1573, Page 3865.

Tract 16 & 17: Deed of Trust to C.W. Myers Trading Post, Inc.
recorded in Book 1670, Page 901.