

NO. ~~1~~ SEARCH REQUESTED.
NONE PERFORMED.

FORSYTH COUNTY
68

83-14-95



\$206.00

Real Estate
Excise Tax

Excise Tax

26

PRESENTED FOR
REGISTRATION
AND RECORDED

'95 MAR 14 AIO:10

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

12.00
L. E. Speas
Edwards

BK 1851

P 1607

Recording Time, Book and Page

Tax Lot No. 1 Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to William R. Doss, II, 4125 Alonzo Drive, Winston-Salem, NC
27104-2806

This instrument was prepared by Warren E. Kasper

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 27th day of February, 1995 by and between

GRANTOR

GRANTEE

JUDITH R. FRANCIS (UNMARRIED),
Individually and Administratrix
of the Estate of Richmond H. Ross;
ELIZABETH STEUDEL AND HUSBAND,
FRITZ STEUDEL; AND R. ALLAN ROSS
AND WIFE, VYNETTA ROSS

WILLIAM R. DOSS, II

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, for a valuable consideration 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 situated in the City of Winston-Salem Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 1 as shown on the Map of Section 1 of Dr. J. R. Secrest property recorded in Plat Book 19, Page 148, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BK1851 P1608

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book 19 page 148

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 and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Restrictions, rights of way and easements of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto 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

R. Allan Ross (SEAL)
R. ALLAN ROSS
VYNETTA ROSS (SEAL)
President

ATTEST:

Secretary (Corporate Seal)

SEAL-STAMP

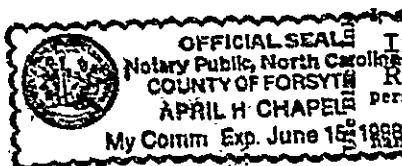
NORTH CAROLINA, Forsyth

USE BLACK INK ONLY

Judith R. Francis (SEAL)
JUDITH R. FRANCIS (UNMARRIED) INDIVIDUALLY
AND ADMINISTRATRIX OF EST. OF RICHMOND
H. ROSS (SEAL)

Elizabeth Steudel (SEAL)
ELIZABETH STEUDEL

Fritz Steudel (SEAL)
FRITZ STEUDEL



Notary Public of the County and State aforesaid, certify that Judith R. Francis (Unm.), Individually and Administratrix of the Estate of Richmond H. Ross, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 27 day of February, 1995

My commission expires: 6/15/98 April H. Chapel Notary Public

SEAL-STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, 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 and 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 official stamp or seal, this _____ day of _____, 19____

My commission expires: _____ Notary Public

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR Forsyth COUNTY

By _____ Deputy/Assistant - Register of Deeds

BK1851 P1609

STATE

Florida

COUNTY

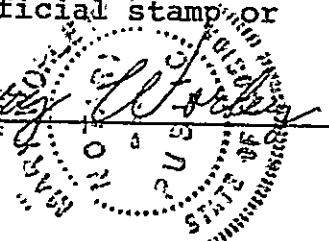
Manatee

I, a Notary Public of the County and State aforesaid, certify that Elizabeth Steudel and husband, Fritz Steudel, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 1st day of March, 1995.

My Commission Expires:

Notary Public
State of Florida at Large
My Commission Expires:
July 19, 1995

Notary Public



STATE

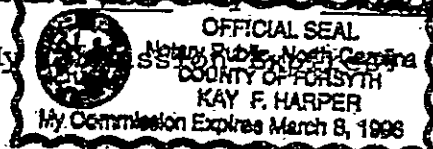
North Carolina

COUNTY

Forsyth

I, a Notary Public of the County and State aforesaid, certify that R. Allan Ross and wife, Vynetta Ross, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 22nd day of February, 1995.

My

3/8/96

Kay F. Harper
Notary Public

New York, Westchester
STATE OF ~~NORTH CAROLINA~~ ~~FORSYTH~~ COUNTY

I, a Notary Public of the County and State aforesaid, certify that Vynetta Ross, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and stamp or seal, this 2nd day of March, 1995.

My Commission Expires:

2/28/96

Notary Public

CAROLYN SORIANO
Notary Public, State of New York
No. 4610583
Qualified in Westchester County
Term Expires February 28, 1996

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate is of April H. Chapel, NP Forsyth Co. NC.
(here give name and official title of the officer signing the certificate — passed upon)

Kay F. Harper, NP Forsyth Co. NC, Mary W. Steudel, NP Manatee Co. Florida,
and Carolyn Soriano, NP Westchester Co. NY
is (are) certified to be correct. This the 14th day of March, 1995.

L. E. Speas, Register of Deeds

By

Jerri K. Speas Deputy Assistant

Probate and Filing Fee \$_____ paid.