

DRAFTED BY: JAMES BARRETT WILSON, JR., Attorney

RECORDING TIME BK1855 P0846



FORSYTH COUNTY 434

04-25-95

100

PRESENTED FOR REGISTRATION AND RECORDED

'95 APR 25 P2:22



Real Estate Excise Tax

\$50.00

EXCISE TAX

L.E. SPEAS REGISTER OF DEEDS PROBATE AND FILING FEES PAID

Tax Block: 0806 Lot: 103B Parcel Identifier No.: Property Address: 1222 Bretton Street, Winston-Salem Mail after recording to: 2006 Stanley Road, Greensboro, NC 27407 Mail future tax bills to: same as above

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24th day of APRIL, 19 95, by and between

GRANTOR

GRANTEE

RUTH C. CLODFELTER (WIDOW) by her attorney in fact JOAN TAYLOR ESSIC

MARK T. WILSON

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 & other valuable consideration 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 stake on the south side of Forest Avenue 147.6 feet westerly from the intersection of Forest Ave. and Longview Drive corner of the lot of Mrs. Gertrude Carter; thence with her line S. 4 deg. 35 min. W. 132 feet to an iron stake her corner on the old Carter line; thence N. 77 deg. 10 min. W. 60 feet to an iron stake, the old Carter corner; thence with John Phillips line N. 4 deg. 35 min. East 122.5 feet to an iron stake, his corner; thence with the south edge of Forest Ave. S. 85 deg. East 60 feet to the beginning.

The above land was conveyed to Grantor by Gertrude Carter (see book number 383 page 262)

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. save and except easements & restrictions of record if any, and 1995 ad valorem taxes.

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

Ruth C. CLODFELTER (seal) Joan Taylor Essic (P.O.A.) (seal) JOAN TAYLOR ESSIC, Attorney in fact (seal)

CERTIFICATE OF ACKNOWLEDGMENT - BY ATTORNEY-IN-FACT

NORTH CAROLINA, Forsyth COUNTY

DAVID MECUM, a Notary Public of FORSYTH County, North Carolina do hereby

herby certify that JOAN TAYLOR ESSIC, attorney-in-fact for RUTH C. CLODFELTER

personally appeared before me this day, and being by me duly

sworn, says that he executed the foregoing and annexed instrument for and in behalf of RUTH C. CLODFELTER

and that his authority to execute and

acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of

Deeds of Forsyth County, North Carolina, on Book 1653 Page 3314, and that this instrument was executed under and

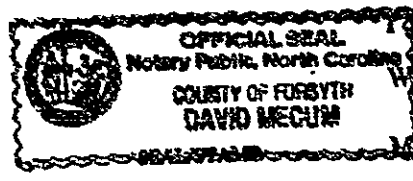
by virtue of the authority given by said instrument granting him power of attorney; that the said JOAN TAYLOR ESSIC

acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said

RUTH CARTER CLODFELTER

and further certify that I am not a party to the attached instrument.

Witness my hand and notarial seal this the 24th day of APRIL, 19 95. My commission expires 2-28-1998. David Mecum Notary Public



STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of David Mecum, NP, Forsyth Co, NC
(here give name and official title of the officer signing the certificate passed upon)

is (are) certified to be correct. This the 25 day of April 1995

L. E. Speas, Register of Deeds

By Abraham Riddle Deputy-Assistant

Probate and Filing Fee \$ _____ paid.