



FORSYTH COUNTY
1187

85-22-95



\$13.00
Real Estate
Excise Tax

Excise Tax

BK1858 P0681

PRESENTED FOR
REGISTRATION
AND RECORDED

'95 MAY 22 A11:30

54

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.
\$10.00 pd.

Recording Time, Book and Page

Jeri Hagner

Tax Lot No. Block 1173 Lot 9 Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to Mid-Huff Ventures, Inc., 1205 WAVEHOLM ST., W. Salem N.C. 27107

This instrument was prepared by Warren C. Hodges, Attorney (No Title Examination Requested or
Brief description for the Index Lot No. 9 Block 20 Bon Air Property Performed)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 3rd day of February, 1995, by and between

GRANTOR

GRANTEE

Madelyn Clinard Baynes (widow)

Mid-Huff Ventures, Inc.

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 Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 9, Block 20, as shown on the Plat Map of BON AIR PROPERTY, as recorded in Plat Book 3, Page 25, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. See also Tract Twenty Three recorded in Book 1138, Page 0149, Forsyth County Tax Maps

Property Address: 2703 N. Patterson Avenue
Winston-Salem, NC 27105

Tax Block 1173, Lot 9, Forsyth County Tax Maps.

BK1858 P0682

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

A map showing the above described property is recorded in Plat Book 3 page..... 25

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:

Subject to any and all valid and subsisting restrictive covenants appearing of record, if any, and subject to any easements visible upon the ground or appearing 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.

.....
(Corporate Name)

By:

..... President

ATTEST:

..... Secretary (Corporate Seal)

USE BLACK INK ONLY

Madelyn Clinard Baynes
Madelyn Clinard Baynes (SEAL)

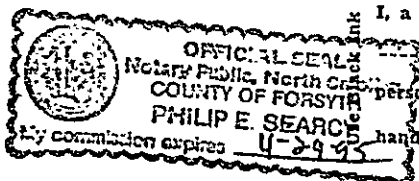
..... (SEAL)

..... (SEAL)

..... (SEAL)

SEAL-STAMP

NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that Madelyn Clinard Baynes (widow) Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 3 day of February, 1995

My commission expires: 4-29-95 *Philip E. Searcy* 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 Philip E. Searcy, NK Forsyth County

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.

L. E. Speas, Register of Deeds

REGISTER OF DEEDS FOR Forsyth COUNTY

By Abraham R. Bell Deputy/Assistant - Register of Deeds