



06-14-95

BK1860 P3401
PRESENTED FOR
REGISTRATION
AND RECORDED

'95 JUN 14 P4:35



Real Estate
Excise Tax

\$40.00

171

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

\$12.00pd.
Jerry Jagger

Excise Tax

Recording Time, Book and Page

Tax Lot No. 022, Block 1948 Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to Keith J. Pierce

This instrument was prepared by Edward Y. Brewer *BY*

Brief description for the Index Green Park, Inc.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 7 day of June, 1995, by and between

GRANTOR

GRANTEE

LOTTIE T. BYRD, by her Attorney-In-Fact,
JACQUELINE B. ABEE

MILDRED Y. PIERCE

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

BEING KNOWN AND DESIGNATED as Lot No. 22 as shown on the map of property of Green Park, Inc., recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 14, Page 5, reference to which map is hereby made for a more particular description. This discription taken from Deed recorded in Book 599, Page 119, Forsyth County Registry.

Tax Block 1948, Lot 22
2614 Sink Street
Winston-Salem, NC 27107

The property hereinabove described was acquired by Grantor by instrument recorded in
Deed Book 599, Page 119

A map showing the above described property is recorded in Plat Book 14 page 5

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:

- 1995 Taxes prorated to date of closing.
- Restrictions and easement 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

Jacqueline B. Abee (SEAL)
Lottie T. Byrd, by her Attorney-In-Fact,
Jacqueline B. Abee

----- (SEAL)

----- (SEAL)

----- (SEAL)

SEAL-STAMP NORTH CAROLINA, ----- County.

Use Black Ink I, a Notary Public of the County and State aforesaid, certify that -----
----- Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this ----- day of -----, 19-----

My commission expires: ----- Notary Public

SEAL-STAMP NORTH CAROLINA, ----- County.

Use Black Ink 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 ----- COUNTY

By ----- Deputy/Assistant - Register of Deeds

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CERTIFICATE OF ACKNOWLEDGMENT—BY ATTORNEY-IN-FACT

NORTH CAROLINA, FORSYTH COUNTY (Name of State and County where acknowledgment or proof is taken)

I, FRANCES C. TKACH, a Notary Public of DAVIE County, North Carolina, do
(Name of County and State where Notary qualified)

hereby certify that JACQUELINE B. ABEE, attorney in fact for
(Here give name of attorney in fact)

LOTTIE T. BYRD, personally appeared before me this day, and
(Here give names of parties or Company who executed instrument through attorney in fact)

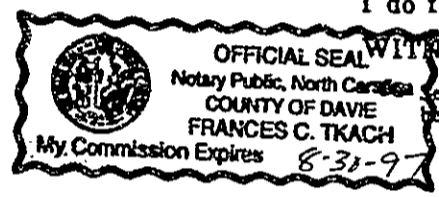
being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of LOTTIE T. BYRD
(Here give names of parties or Company who executed the instrument through attorney in fact)

and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of Register of Deeds of Forsyth County, North Carolina, on Book 1782 Page 0413

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 JACQUELINE B. ABEE acknowledged the due execution of
(Here give name of attorney in fact)

the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said LOTTIE T. BYRD
(Here give names of parties or Company who executed the instrument through attorney in fact)

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



WITNESS my hand and official seal this 9 day of JUNE, 19 95

Frances C. Tkach
Notary Public

My commission expires 8/30/97

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Frances C. Tkach, NP, Davie Co, NC
(here give name and official title of the officer signing the certificate passed upon)

is (are) certified to be correct. This the 14 day of June, 19 95.

Probate fee \$1.00 paid.

By Abraham B. Bell Deputy-Assistant