

DRAFTED BY: R. MICHAEL WELLS

180

RK1864 P3654



07-20-95

RECORDING TIME

PRESENTED FOR REGISTRATION AND RECORDED

\$146.00

'95 JUL 20 P4:54



Real Estate Excise Tax

EXCISE TAX

John Holleman, Register of Deeds, PROBATE AND FILING FEE \$

1000 PAID

Tax Block: 3488 Lot: 35B Parcel Identifier No.: Property Address: 4536 OAKWOOD CIRCLE, WINSTON-SALEM, NC 27106 Mail after recording to: WELLS BOX Mail future tax bills to: GRANTEE

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17th day of JULY, 1995, by and between

Table with 2 columns: GRANTOR (BRONA L. DUNCAN, WIDOW) and GRANTEE (DAVID A. ADAMS (UNMARRIED))

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) TEN AND NO/100---DOLLARS 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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR A MORE PARTICULAR DESCRIPTION.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD, IF ANY. FURTHER SUBJECT TO 1995 AD VALOREM PROPERTY TAXES PRORATED TO DATE OF CLOSING.

The above land was conveyed to Grantor by HORACE THACKER (see book number 758 page 149) 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.

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

Signature of Brona L. Duncan (seal) BRONA L. DUNCAN, WIDOW (seal)

STATE OF FLORIDA Notary Seal for Jennifer J. Danforth, Notary Public of Lee County, FL. My commission expires 4-6, 1999.

STATE OF NORTH CAROLINA Notary Public section with blank lines for name and commission expiration.

The foregoing Certificate(s) of Jennifer J. Danforth, Notary Public, Lee Co., Florida is/are certified to be correct.

This the 20 day of July 1995 JOHN HOLLEMAN, REGISTER OF DEEDS L.E. Speas, Register of Deeds for Forsyth County by: O. Reddy Deputy/Assistant

EXHIBIT "A"

LYING AND BEING in Old Town Township, Forsyth County, North Carolina and BEGINNING at an existing iron pipe located in the western right-of-way line of Oakwood Circle, the northeast corner of the property of Lee Thompson Reavis, now or formerly (Book 1629, Page 4120, Forsyth County Registry; Tax Lot 37A of Tax Block 3488, Forsyth County Tax Records); running thence from said iron, North 86° 38' 20" West 300.72 feet to an existing iron pipe, the southeast corner of the property of First Church of Nazarine (Book 1167, Page 650, Forsyth County Registry; Tax Lot 35A of Tax Block 3488, Forsyth County Tax Records); running thence with the eastern line of said First Church of Nazarine, North 03° 24' 45" East 100.31 feet to an existing iron pipe, the southwest corner of the property of Justinian S. Pascu, now or formerly (Book 1837, Page 1343, Forsyth County Registry; Tax Lot 13T of Tax Block 3488, Forsyth County Tax Records); running thence with the southern line of said Pascu, South 86° 34' 26" East 301.06 feet to a power pole located in the western right-of-way line of Oakwood Circle; running with said right-of-way South 03° 36' 44" West 99.97 feet to an existing iron pipe, the point and place of BEGINNING and containing 0.692 acres, more or less. Being Tax Lot 35B of Tax Block 3488, Forsyth County Tax records. The foregoing description was taken from a plat of survey prepared by Larry L. Callahan Surveying Co., Inc.; dated 7/19/95; Job No. 8223-1 and entitled "Map For David A. Adams".