

NIFONG
Drafted by Paul C. Shepard
Paul C. Shepard, attorney

Future Tax Bills:
Mail ~~xxx~~: Grantees, PO Box 305, Southmont, NC 27351

THIS DEED made this the 28th day of September, 1995, by Gertie Mae Mack, Trustee Under Will of Lurline Mack Pitts, of Forsyth County, North Carolina, party of the first part, to John G. Rafferty and wife, Margaret L. Rafferty of Forsyth County, North Carolina, parties of the second part;

WITNESSETH that the said party of the first part, in consideration of (\$10.00 and O.V.C.) Ten Dollars and Other Valuable Considerations to her paid by the said parties of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell and convey unto the said parties of the second part and their heirs a tract or parcel of land in Forsyth County, North Carolina, and bounded as follows:

Fronting on the west side of Wheeler Street, 50 feet, and running back between parallel lines in a westwardly direction 72.45 feet, and being bounded on the north by Lot No. 3 and on the south by Lot No. 5, and being known and designated as the eastern part of Lot No. 4 as shown on the plat of Wheeler Addition in Plat Book 1, page 12, office of Register of Deeds, of Forsyth County, North Carolina. See Deed Book 506, Page 357 and Deed Book 585, Page 275 of the Forsyth County Registry.

This property is also known as Tax Block 405, Lot 100 and has a mailing address of 144 Wheeler Street, Winston-Salem, North Carolina 27101.

The Grantor herein has the duty and power to sell the aforesaid property under the terms of the Will and Codicil of Lurline Mack Pitts. See trust estate proceedings shown in 83 E 1262 and the Consent Order appearing of record in civil action 92 CVS 5046, Office of the Clerk of Superior Court of Forsyth County, North Carolina.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said parties of the second part and their heirs and assigns forever. And the said party of the first part does covenant that she is the Trustee under the Will of Lurline Mack Pitts, that she has the power to convey the said property thereunder, that she has not placed or suffered to be placed any presently existing liens or encumbrances on said premises and that she will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of the trust estate under the Will of Lurline Mack Pitts, as Trustee, insofar as it is her duty by virtue of her office as Trustee under the Will of Lurline Mack Pitts, but no further. Subject to easements and restrictions of record, if any, and to 1995 ad valorem property taxes, which will be pro-rated to the date of Closing.

IN TESTIMONY WHEREOF the said party of the first part has hereunto set her hand and seal:

Gertie Mae Mack, Trustee
under Will of Lurline Mack Pitts
GERTIE MAE MACK, Trustee
under Will of Lurline Mack Pitts

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I, Mitzi K. Fenegan, a Notary Public of Forsyth County, North Carolina, do hereby certify that Gertie Mae Mack, Trustee under Will of Lurline Mack Pitts, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal or stamp this the 29 day of September, 1995.

Mitzi K. Fenegan
NOTARY PUBLIC

My Commission expires: August 25, 2000

FORSYTH COUNTY
262

89-29-95

\$50.00



Real Estate
Excise Tax

BK1873 P3316

STATE OF NORTH CAROLINA - FORSYTH COUNTY

The foregoing (or annexed) certificate of Mitzi K. Fenech
NP Forsyth Co NC is certified to be correct. This
the 29 day of September, 1995.

STAMPS \$ _____

Probate and filing fee \$ _____ paid

J Edwards
John Holleman, Register of Deeds

By J Edwards
Deputy Assistant

John Holleman
Register of Deeds
Forsyth Co. N.C.

95 SEP 29 12:33

PRESENTED FOR
REGISTRATION
AND RECORDED

100
Kath
Drew