



FORSYTH COUNTY
2843

12-28-95

\$84.00



Real Estate
Excise Tax

Excise Tax

AK1882 P0954
PRESENTED FOR
REGISTRATION
AND RECORDED

'95 DEC 20 AM 11:48

John Holleman,
Register of Deeds
Forsyth Co. NC

82

*10^w
Kathy Frank*

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of 19 ..
by

Mail after recording to *Grantor, PO Box 20993, Winston-Salem, NC 27120*

This instrument was prepared by Philip E. Searcy-no title search requested, none performed
Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

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

GRANTOR	GRANTEE
Madelyn C. Baynes (widow)	Arkwright, 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 Township, Forsyth..... County, North Carolina and more particularly described as follows:

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and BEGINNING at an iron stake at the southwest intersection of Bon Air Avenue and 29th Street, and running thence westwardly along the south line of 29th Street 100 feet to an iron stake; thence southwardly 50 feet to an iron stake in the north line of Lot 96; thence eastwardly with the north line of Lot 96, 100 feet to an iron stake in the west line of Bon Air Avenue; thence northwardly with the west line of Bon Air Avenue 50 feet to an iron stake, the place of BEGINNING. The same being the eastern two-thirds of Lot 97, Section B, on map of Bon Air, as recorded in Plat Book 3 at page 25, in the Office of the Register of Deeds of Forsyth County, North Carolina. For further reference see Deed Book 523 at page 324.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1167, page 930

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

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:

Easements, rights of way and restrictions of record, if any.

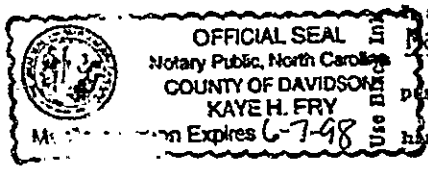
no title search requested, none performed

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.

By: _____ (Corporate Name) _____ (SEAL)
President _____ (SEAL)
ATTEST: _____ (SEAL)
Secretary (Corporate Seal) _____ (SEAL)

USE BLACK INK ONLY

SEAL-STAMP NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that Madelyn C. 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 19th day of December, 1995

My commission expires: 6-7-98 Kaye H. Fry Notary Public

SEAL-STAMP NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____ 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 Kaye H. Fry, Notary Public, Davidson Co. N.C.

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.

John Holleman, Register of Deeds, Forsyth County, By _____ Deputy Register of Deeds