

FORSYTH COUNTY
2196

12-28-95

Bk 1883
PRESENTED FOR
REGISTRATION
AND RECORDED

0333



\$16.00

96

Real Estate
Excise Tax

'95 DEC 28 12:13

Recording Information

John Horton
Register of Deeds
Forsyth Co. NC
\$12

Tax Block: 1411, Tax Lots: 129 & 130

This Instrument was prepared by: Thomas M. Roth, III - Horton, Sloan, & Roth

Mail after recording to: F.M. Roth - Box Grantee - P.O. Box 921 - Winston-Salem, NC 27102-0921

Street Address of Property: Lot 129 & 130 Columbia Heights Extension, Pb 2, pg 75

Brief Description for the Index: 1220 Gholson Street, Winston-Salem, North Carolina 27101

NORTH CAROLINA)

)

GENERAL WARRANTY DEED

FORSYTH COUNTY)

THIS DEED made this 28 day of December, 1995 by and between **BALDWIN-SMITHDEAL PROPERTIES**, a North Carolina General Partnership, **GRANTOR**; and **RICHARD M. MILLER, GRANTEE**.

WITNESSETH:

THAT the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, hath and by these presents doth grant, bargain, sell, and convey unto the Grantee, and his heirs, successors, and assigns, in fee simple, all that certain lot or parcel of land situated in the Winston Township, Forsyth County, North Carolina and more particularly described as follows:

FRONTING 50 feet on the west side of Gholson Street, and being Lots No.s 129 & 130 as shown on the map of Columbia Heights Extension, said map being recorded in Plat Book 2, page 75, in the office of the Register of Deeds of Forsyth County, North Carolina. Also known as Lots 129 & 130, Block 1411 on the Forsyth County Tax Maps.

The Property hereinabove described was acquired by the Grantor by an instrument recorded in Deed Book 1810, page 2140 of the Forsyth County Registry of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee and his heirs, successors, and assigns in Fee Simple forever.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, that the title is marketable and free and clear of all encumbrances, and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for easements, liens, and encumbrances of record.

K1883 0334

IN WITNESS WHEREOF, the general partners of the Grantor have hereunto set their hands and the seal of the partnership as of the day and year first above written.

BALDWIN-SMITHDEAL PROPERTIES,
a North Carolina General Partnership

(partnership
seal)

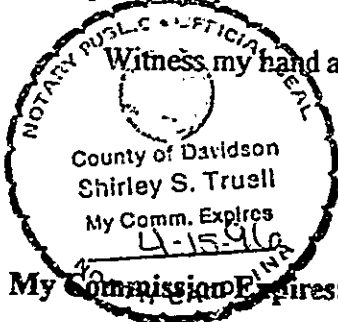
by *Louis B. Baldwin, Jr.*
Louis B. Baldwin, Jr., General Partner

by *Foss Tyra Smithdeal, III*
Foss Tyra Smithdeal, III, General Partner

NORTH CAROLINA, FORSYTH COUNTY

Shirley S. Truell

I, _____, a Notary Public of the County and State aforesaid, certify that Louis B. Baldwin, Jr. and Foss Tyra Smithdeal, III personally appeared before me this day and acknowledged that they are all of the partners of BALDWIN-SMITHDEAL PROPERTIES, a North Carolina General Partnership and further acknowledged the due execution of the foregoing instrument for and in behalf of the partnership.



Witness my hand and official seal or stamp, this the 28th day of December, 1995.

Shirley S. Truell
Notary Public

My Commission Expires: 4-15-96

NORTH CAROLINA, FORSYTH COUNTY

The foregoing or annexed certificate of *Shirley S. Truell, n.p. of Davidson Co, NC*

is certified to be correct. This the 28th day of December, 1995.

John Holleman, Register of Deeds
By *Victor C. Hood*
deputy/assistant