

ORIGINALS TO G. PHILLIPS BOX



284

FILED IN DEED BOOK  
AND RECORDED

'95 DEC 29 P3:33

John Holman  
Register of Deeds  
Forsyth Co. NC

*Kim Rogers*

K1883

2003

~~GIFT DEED~~

Excise Tax

Recording Time, Book and Page

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

Mail after recording to Vera C. Roseman, Trustee  
361 Grand Court; Winston-Salem, NC 27104  
This instrument was prepared by George F. Phillips, Attorney  
Brief description for the Index

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24th day of January, 1995, by and between

GRANTOR

GRANTEE

Vera C. Roseman, Executor  
Estate of Alfred M. Roseman

Vera Chelnik Roseman and  
Russell P. Roseman, Trustees  
U/W Alfred M. Roseman

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

See description hereto attached, identified as "Exhibit A" and herein incorporated by reference.

This Deed is executed pursuant to the provisions of Article IV (A) of the Last Will and Testament of Alfred M. Roseman, Deceased.

The property hereinabove described was acquired by Grantor by instrument recorded in Estate File No. 95 E 11  
Office of Clerk of Superior Court of Forsyth County, North Carolina.

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:

1995 ad valorem taxes and easements and restrictions of record.

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.

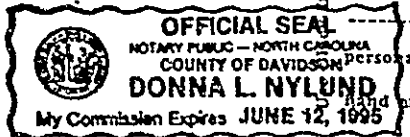
-----  
(Corporate Name)  
By: -----  
-----  
President  
ATTEST:  
-----  
Secretary (Corporate Seal)  
-----  
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USE BLACK INK ONLY

*Vera C. Roseman*, Executor (SEAL)  
----- (SEAL)  
----- (SEAL)  
----- (SEAL)

SEAL-STAMP NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that  
*Vera C. Roseman*, Executor Grantor,  
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  
hand and official stamp or seal, this 24th day of January, 1995.  
My commission expires: June 12, 1995  
*Donna L. Nylund* Notary Public



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

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

Use Black Ink

The foregoing Certificate(s) of *Donna L. Nylund*  
A Notary Public of *Davidson* County, North Carolina.

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 FOR FORSYTH COUNTY  
By *W F Kamey Jr* Deputy Assistant - Register of Deeds

## EXHIBIT "A"

TRACT NO. I: BEING KNOWN AND DESIGNATED as Lot 32 as shown on the map of Stonewall, Section One, as recorded in Plat Book 23, Page 88 in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

Property Address: 5722 Antietam Drive  
Block 3645; Lot 017

TRACT NO. II: BEGINNING at an iron stake in the west right of way of Benbow Street, said point being South  $04^{\circ} 11'$  West 1090 feet from the Southwest corner of Yates Street and Benbow Street; thence North  $85^{\circ} 49'$  West 115.16 feet to an iron stake; thence North  $4^{\circ} 08' 35''$  East 67.00 feet to an iron stake; thence South  $85^{\circ} 49'$  East 115.20 feet to an iron stake, the point of BEGINNING, being Lot No. 64, as shown on revised map of Home Acres Development (unrecorded). (Ref: Deed Book 1008, Page 400)

Property Address: 1524 Benbow Street  
Block 3650; Lot 064

TRACT NO. III: BEGINNING at an iron stake in the east right-of-way line of Broad Street, said iron stake being at the southwest corner of land now or formally owned by A. C. Chamberlain; running thence North  $75^{\circ} 15'$  East with Chamberlain's South line 79 feet to an iron stake; thence South  $6^{\circ} 3'$  West 30.3 feet to an iron stake in the right of way line of West First Street; thence with said line, South  $74^{\circ} 45''$  West 49.3 feet to an iron stake; thence with the north and northeast lines of First Street as it curves northwardly into Broad Street 21.4 feet to an iron stake; thence with the east line of Broad Street, North  $23^{\circ} 26'$  West 16.25 feet to the BEGINNING. (Ref: Book 1328, Page 1492)

Property Address: 101 N. Broad Street  
Block 0099; Lot 121

## TRACT NO. IV:

PARCEL 1 - BEGINNING at an iron stake in the Northern boundary line of Donald Street with Southwest corner of Lot No. 226, and running in a westerly direction with said line of Donald Street, 48 feet to an iron stake, Southeast corner of Lot No. 233; thence in a Northerly direction with the Eastern boundary line of Lot No. 233, 125.5 feet to an iron stake, the Northeast corner of Lot No. 233 in the Southern boundary line of the proposed spur tract to Quarry, thence in an Eastwardly direction with the proposed spur tract to Quarry 50 feet to an iron stake, the northwest corner of Lot No. 230, thence in a Southerly direction with the Western boundary line of Lots 230, 229, 228, 227 and 226, 125.4 feet to an iron stake, the point of BEGINNING. Being Lots 231 and 232 of the Longview Development No. 2 recorded in Plat Book 1, Page 39A of the Forsyth County Registry.

PARCEL 2 - BEGINNING at an iron stake in the North edge of Donald Street, the Southeast corner of Lot 231, of Longview Development

Register of Deeds of Forsyth County, North Carolina; thence North with the Eastern line of Lot 231, 50.4 feet to a point, the Southwest corner of Lot 228, on the above referenced plat; thence East with the Southern line of Lot 228, 5 feet to an iron stake, thence South 50.38 feet to an iron stake in the Northern edge of Donald Street; thence West with the Northern edge of Donald Street 5 feet to an iron stake, the point and place of BEGINNING. The above described property consists of a strip 5 feet in width conveyed off the western portion of Lots 226 and 227 on the above referenced Plat. (Ref: Book 1394, Page 1196)  
Property Address: 1449 Donald Street  
Block 1773; Lot 101

TRACT NO. V: BEING KNOWN AND DESIGNATED as Lot No. 24, Block F as shown on the Map of Platan Hills Subdivision, Section 4, as recorded in Plat Book 24, Page 141 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.  
Property Address: 1731 Camden Road  
Block 2945; Lot 024

TRACT NO. VI: BEING KNOWN AND DESIGNATED as Lot No. 5, as shown on the map of the Property of G. W. Hinshaw, as recorded in Plat Book 2, Page 38A (2) in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description. (Ref: Book 1653, Page 2684)  
Property Address: 353 Miller Street  
Block 1094; Lot 005H

TRACT NO. VII: BEGINNING at an iron stake in the southeastern intersection of Sunshine Avenue (not open) and Sprague Street, which said iron stake marks the northwestern corner of Lot 18 as shown on the map of Allie Nissen Linville, recorded in Plat Book 4 at page 202 in the office of the Register of Deeds of Forsyth County, North Carolina, from said beginning point south along the southern right-of-way line of Sprague Street South  $65^{\circ}47'$  East 113.1 feet to an iron stake; thence South  $13^{\circ}01'40''$  West 39.16 feet to an iron stake; thence North  $86^{\circ}37'50''$  West 88.21 feet to an iron stake in Sunshine Avenue (not open); thence North  $4^{\circ}30'$  West 79.54 feet to the point and place of BEGINNING, being the western portion of Lot 18 as shown on the above mentioned plat map. The herein within described tract is as shown on a survey of the property of Thomas A. Williams, Jr. and wife, Naoma W. Williams dated July 23, 1979, by Daniel W. Donathan, R.L.S. (Ref: Book 1386, Page 278)  
Property Address: 1400 E. Sprague Street  
Block 1834; Lot 104

TRACT NO. VIII: BEING KNOWN AND DESIGNATED as Lot No. 94, as shown on the plat of Harrison Estate, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 10, at Page 129 (2) to which map reference is hereby made for a

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more particular description.  
Property Address: 258 Anita Drive  
Block 3802; Lot 094

TRACT NO. IX: LYING AND BEING in the City of Winston-Salem, North Carolina, measuring 75 ft. on the south side of Holly Avenue and of that width extending southwardly 200 ft., being bounded on the north by Holly Avenue, on the East by Lot 442, on the south by Lot 442, on the south by Lot of A. F. Sams, and on the west by Lot 440, and being all of that Lot designated as Lot 441 on a plat of Winston and further being designated as Lot 441, Block 95, Winston Township on the Forsyth County Tax Maps, and being in all respects all of that property conveyed to Myrtle E. Yokley by deed recorded in Deed Book 669 at page 371 in the office of the Register of Deeds of Forsyth County, North Carolina.  
Property Address: 636 Holly Ave.  
Block 95; Lot 441