



FORSYTH COUNTY
2438

01-12-96



\$577.00

Real Estate
Excise Tax

Excise Tax

BK1884 P2134

PRESENTED FOR
REGISTRATION
AND RECORDED

'96 JAN 12 AM 11:18

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

1000 [Signature]

Recording Time, Book and Page

Tax Lot No. S. 16B, 17, 18 & 19, Tax Block 1489 Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19 _____
Property Address: 3411 Buena Vista Road, Winston-Salem, NC 27106

Mail after recording to Drawer of Dennis W. McNames

This instrument was prepared by Dennis W. McNames

Brief description for the Index



NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 2nd day of January, 19 96, by and between

GRANTOR

GRANTEE

A. THAD LEWALLEN III
and wife,
MARGARET W. LEWALLEN

CHRISTOPHER C. PEARCE, IV
and wife,
MARGUERITE PAYNE PEARCE

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 EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book 3 page 56A

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:

Subject to easements, rights of way and restrictive covenants of record, and 1996 ad valorem taxes which have been prorated to the date of delivery of this deed of conveyance.

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)

USE BLACK INK ONLY

A. Thad Lewallen, III (SEAL)
A. Thad Lewallen, III

Margaret W. Lewallen (SEAL)
Margaret W. Lewallen

..... (SEAL)

..... (SEAL)

SEAL-STAMP

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that A. THAD LEWALLEN, III
and wife, MARGARET W. LEWALLEN

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 14th day of January, 1996

My commission expires: October 27, 1997
Regina W. Crockett 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

The foregoing Certificate(s) of

Regina W. Crockett, III *Josiah C. McC*
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.

..... REGISTER OF DEEDS FOR Forsyth COUNTY

By *M. Ward* Deputy, Assistant Register of Deeds

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EXHIBIT "A"

Winston Township, Forsyth County, North Carolina:

BEGINNING at an iron stake in the East right-of-way line of Buena Vista Road, said iron stake being the Southwest corner of Lot 20 as shown on the Map of Englewood, Block G, recorded in Plat Book 3, at Page 56-A, Forsyth County Registry; running thence with the South line of Lot 20, North 70° 57' 36" East 191.21 feet to an iron stake, the Southeast corner of Lot 20; running thence with the West lines of Lots 19, 18, 17 and 16, South 28° 51' 29" East 66.81 feet to an iron stake; running thence, South 53° 46' 48" West 207.50 feet to an iron stake in the East right-of-way line of Buena Vista Road; running thence with said right-of-way, the two (2) following courses and distances: (1) on a curve to the right, a chord call and distance of North 23° 53' 56" West 32.92 feet to an iron stake; (2) on a curve to the right, a chord call and distance of North 20° 00' 00" West 94.33 feet to the point and place of BEGINNING, containing 0.439 acres, more or less. Being known and designated as a portion of Lot 16 and all of Lots 17, 18 and 19 as shown on the Map of Englewood, Block G, as recorded in Plat Book 3, at Page 56-A, Forsyth County Registry. The aforementioned property being shown on a survey dated September 22, 1995 by Larry L. Callahan, Registered Land Surveyor.