

DRAFTED BY: Gary J. Walker
2338 N. Liberty St., Winston-Salem, NC 27105-5341

FORSYTH COUNTY
2908

02-12-96

\$68.00



Real Estate
Excise Tax

EXCISE TAX

RECORDING TIME

BK1887 P2639

PRESENTED FOR
REGISTRATION
AND RECORDED

'96 FEB 12 AIO:47

27

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

PROBATE AND FILING FEE \$10.00 PAID

Tax Block: 1477;1478;1478 Lot: 142;89;88 Parcel Identifier No.:

Property Address: 1602 E. 23rd St., 1621 E. 23rd St., 1617 E. 23rd St., Winston-Salem, N.C. 27105

Mail after recording to: WALKER REAL ESTATE CO., 2338 N. Liberty St., Winston-Salem, NC 27105-5341

Mail future tax bills to: Grantee(s) at 2338 N. Liberty St., Winston-Salem, N.C. 27105-5341

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this _____ day of February, 19 96, by and between

GRANTOR

GRANTEE

M. DAVID LEGRAND and wife,
BARBARA W. LEGRAND

JOE E. WALKER and wife, WANDA H. WALKER
GARY J. WALKER and wife, JULIA M. WALKER

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, in consideration of (\$ 10.00 & O.V.C., \$10.00 and other 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 in Forsyth County, North Carolina, Winston Township, more particularly described as follows:

See EXHIBIT "A" attached hereto and incorporated herein by reference.

The above land was conveyed to Grantor by _____ (see book number _____ 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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

(seal)

M. David Legrand

(seal)

(seal)

Barbara W. Legrand

(seal)

STATE OF NORTH CAROLINA - Forsyth County

I, *Ellen M. Marion*, a Notary Public of Forsyth County, NC, do hereby certify that *M. David Legrand and Barbara W. Legrand* personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the *12* day of *February*, 19 *96*.
My commission expires _____, 19 *98*.
SEAL/STAMP *Ellen M. Marion* Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19 ____.

SEAL/STAMP

My commission expires _____, 19 ____.

Notary Public

The foregoing Certificate(s) of *Ellen M. Marion NP Forsyth Co NC*

is/are certified to be correct.

This the *12* day of *Feb*, 19 *96*.

John Holleman, Register of Deeds for Forsyth County by:

JOHLEMAN, REGISTER OF DEEDS

R. Edwards

Deputy/Assistant

BK1887 P2640

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot No. 142 as shown on the Map of Fairview Heights, Andrews Addition to Fairview Plat #2 as recorded in Plat Book 8, page 88 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: 1602 East 23rd St., Winston-Salem, N.C.
Tax Block: 1477, Lot: 142

BEING KNOWN AND DESIGNATED as Lot No. 89 on the Map of Andrews Addition to Fairview Heights as recorded in Plat Book 8, page 88 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: 1621 East 23rd St., Winston-Salem, N.C.
Tax Block: 1478, Lot: 89

Situated on the north side of Balsley Street, and fronting on said street fifty (50) feet and of that width extending back north one hundred and forty (140) feet to an alley, being bounded on the south by Balsley Street, on the west by lot number eighty-seven (87) on the north by an alley, and on the east by lot number eighty-nine (89), the same being known and designated on the plat of the lands of Park Place, Inc. as lot number eighty-eight (88) to which plat reference is hereby made. See book 108, page 584 in the office of the Register of Deeds of Forsyth County, North Carolina. Also see Deed Book 158, page 45.

Property Address: 1617 East 23rd St., Winston-Salem, N.C.
Tax Block: 1478, Lot: 88