

Original to George Phillips

FORSYTH COUNTY  
2952

02-14-95



\$53.00



Real Estate  
Excise Tax

Excise Tax \$53.00

PRESENTED FOR  
REGISTRATION  
AND RECORDED

'96 FEB 14 P4:29

148

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

1200  
*Penman*

Recording Time, Book and Page

8K1887 P4080

Tax Lot No. 40, Block 1395 Parcel Identifier No.  
3, Block 0524  
Verified by County on the day of 19  
by

Mail after recording to Christopher M. Bailey  
321 Dorset Rd. Lewisville, NC 27023  
This instrument was prepared by George F. Phillips, Attorney  
Brief description for the Index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31st day of January, 1996, by and between

GRANTOR

GRANTEE

MARSHALL PATTERSON, III,  
and wife,  
BRENDA P. PATTERSON

CHRISTOPHER M. BAILEY

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.

BK1887 P4081

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

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:

1996 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)

USE BLACK INK ONLY

*Marshall Patterson, III* (SEAL)  
Marshall Patterson, III

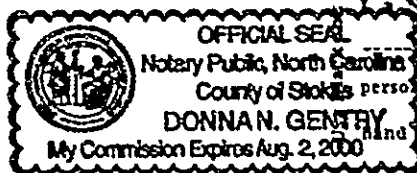
*Brenda P. Patterson* (SEAL)  
Brenda P. Patterson

----- (SEAL)

----- (SEAL)

SEAL-STAMP

NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that Marshall Patterson, III and wife, Brenda P. Patterson Grantor,

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 February, 1996.

My commission expires: August 2, 2000 *Donna N. Gentry* 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 *Donna N. Gentry*  
A NOTARY PUBLIC OF Forsyth 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 *C. R. Hurd* Deputy Assistant - Register of Deeds

RK1887 P4082

EXHIBIT "A"

TRACT NO. I:

BEGINNING at a point on the west side of Dunleith Ave., formerly Sheppard Street, the southeast corner of Lot 39; running thence along the south line of Lot 39 west 115 feet to a point on the east side of an alley; thence along the east side of said alley south 50 feet to a point, the northwest corner of Lot 41; thence along the north line of Lot 41 east 115 feet to a point on the west side of Dunleith Avenue; thence along the west side of Dunleith Avenue north 50 feet to the place of BEGINNING; Being Lot 40 as shown on the map of Oakdale as recorded in Deed Book 97, Page 584 and Plat Book 8, Page 93, Office of Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made. See Deed to Mrs. J. G. Nessick from Eva Sewell Browder and her husband, B. R. Browder recorded in Deed Book 541, page 296.  
Reference: DB 1504, Page 720.  
1300 Dunleith Ave.; Winston-Salem, NC 27105  
Lot No. 40; Block 1395

TRACT NO. II:

BEGINNING at an iron stake 306-2/3 feet east of the southeast intersection of Greenwood Avenue and First Street at the northeast corner of Lot No. 4 and running South 100 feet to an iron stake; thence East 41-2/3 feet to an iron stake; thence North 100 feet to an iron stake; thence west along the southern line of East Fifth Street 41-2/3 feet to the BEGINNING; Being Lot No. 3, Block D, R.B. Horn property, recorded in Plat Book 8, Page 34; see Deed Book 200, Page 218.  
Reference: DB 1632, Page 565.  
1326 East First Street; Winston-Salem, 27101  
Lot No. 3; Block 0524