

Original to George Phillips



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 [Signature]

Recording Time, Book and Page

BK1887 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 Dorse 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.



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