

DRAFTED BY: D. Barrett Burge
RETURN TO: Allman Spry Box

FORSYTH COUNTY
3197

02-28-96

PRESENTED FOR
REGISTRATION BK 1889 P 2871
AND RECORDED

STATE OF
NORTH
CAROLINA

\$140.00

24796 FEB 28 P 4:37



Real Estate
Excise Tax

PROBATE AND FILING FEE \$ 8.00 PAID
John Holleman
Register of Deeds
Forsyth Co. N.C.

Tax Block 710, Lot 3 Parcel Identifier No. _____
Property Address: 2112 South Main Street, Winston-Salem, NC 27107
Mail after recording to: Grantee at 3600 Kirklees Road, Winston-Salem, NC 27104
Mail future tax bills to: Grantee at 3600 Kirklees Road, Winston-Salem, NC 27104

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 5th day of December, 1995, by and between

GRANTOR

GRANTEE

DEBORAH REVIS BECK
AND HUSBAND,
TIMOTHY E. BECK

LAWRENCE W. HANSEN, JR.
and wife,
JANICE G. HANSEN

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:

BEGINNING at an iron stake at the southeast corner of Michael D. Carter as described in Book 1842, page 487, Forsyth County Registry, said iron also being located in the western right-of-way line of South Main Street, and running thence along the western right-of-way line of South Main Street, South 04° 39' East 63.04 feet to an iron stake at the northeast corner of John A. Sullivan (Book 1604, Page 334); thence with Sullivan's north line, South 85° 15' 20" West 196.22 feet to an iron in the right-of-way line of Rawson Street; thence along said right-of-way line North 18° 52' 20" West 65.31 feet to an iron; thence North 84° 47' East 9.78 feet to an iron at the southwest corner of Rev. V. M. Swain (Plat book 9, Page 196); thence with the south line of Swain and Michael D. Carter, North 85° 21' 40" East 202.48 feet to an iron in the western right-of-way line of South Main Street, the point and place of BEGINNING, all according to a survey by Michael E. Gzinski, R.L.S., dated November 30, 1995.

The above land was conveyed to Grantor by _____ (See 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: Easements, rights of way and restrictions of record, if any.

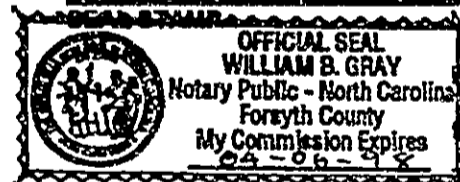
IN WITNESS WHEREOF, the Grantor has set his hand and seal the day and year first above written.

Deborah Revis Beck (SEAL)
DEBORAH REVIS BECK

Timothy E Beck (SEAL)
TIMOTHY E. BECK

(SEAL)

(SEAL)



NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Deborah Revis Beck and husband, Timothy E. Beck, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 27 day of FEBRUARY, 1995.

My commission expires: 04-06-98

William B. Gray
NOTARY PUBLIC

SEAL-STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____ Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 199__.

My commission expires: _____

NOTARY PUBLIC

The foregoing Certificate(s) of William B. Gray, NP of Forsyth Co, NC is/are certified to be correct.

JOHN HOLLEMAN, REGISTER OF DEEDS FOR FORSYTH COUNTY

By John E. Hood Deputy/Assistant-Register of Deeds.