

Mail To: Ollie Kiger Masencup, 1800 Fairview Boulevard, Winston-Salem, NC 27107

BK1893 P1779

STATE OF NORTH CAROLINA, FORSYTH COUNTY

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THIS WARRANTY DEED, Made this _____ DAY OF MARCH, 1996, by and between Ollie Kiger Masencup (widow), whose address is 1800 Fairview Boulevard, Winston-Salem, NC 27107, of Forsyth County, hereinafter called Grantor, and the following, hereinafter referred to as Grantees: Janet M. Carithers, 7439 Church Street, Rural Hall, NC 27045; Worth Edward Masencup, Jr., 3800 Log Cabin Road, Winston-Salem, NC 27127; Donna M. Louis, 45 Henderson Drive, Clemmons, NC 27012; and Ginger M. McLean, 23 Valle Vista Drive, Asheville, NC 28804.

WITNESSETH: That the Grantor, for valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantees in fee simple, subject, however, to a life estate therein which is expressly reserved by Grantor for and during her natural life, the premises in South Fork Township, Forsyth County, North Carolina, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

GIFT DEED (17)

The Forsyth County Tax ID # is _____.

The Lot 17 as described above land was conveyed to Grantor and her husband, Worth Edward Masencup (now deceased) as tenants by the entirety by E. L. James and wife, Fern J. James. See Book 740 at Page 26. The 17 foot strip of land from Lot 21 described above was conveyed to Grantor and her husband, Worth Edward Masencup (now deceased) as tenants by the entirety by C.W. Simmons and wife, Mildred B. Simmons. See Book 784 at Page 374.

TO HAVE AND TO HOLD The above described premises, with all the appurtenances there unto belonging, or in any ways appertaining, unto the Grantees, his heirs and/or successors and assigns forever in fee simple, subject, however, to a life estate therein which is hereby expressly reserved by Grantor for and during her natural life.

And the Grantor covenants he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any), subject, however, to the reservation of a life estate by Grantor; and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

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

Ollie Kiger Masencup (SEAL) _____ (SEAL)

STATE OF NORTH CAROLINA, DAVIDSON COUNTY
I, Ellen Tracy Johnson, a Notary Public of said County, do hereby certify
Ollie Kiger Masencup, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.
Witness my hand and notarial seal, this the 21st day of March, 1996.
My Commission Expires: 5/6/96 Ellen Tracy Johnson N.P. [SEAL]

STATE OF NORTH CAROLINA, DAVIDSON COUNTY
I, _____, a Notary Public of said County, do hereby certify
_____, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.
Witness my hand and notarial seal, this the _____ day of _____, 199____.
My Commission Expires: _____ N.P. [SEAL]

STATE OF NORTH CAROLINA, FORSYTH COUNTY
The foregoing certificate(s) of Ellen Tracy Johnson is (are) certified to be correct. This instrument was presented for registration this the 27 day of March, 1996, at _____ A.M., P.M., and duly recorded in the office of the Register of Deeds of DAVIDSON County, North Carolina, Book _____, Page _____.
This the 27 day of March, A.D., 1996.

JOHN HOLLEMAN, REGISTER OF DEEDS By Cuba Phares
Register of Deeds Assistant, Deputy Register of Deeds

PRESENTED FOR REGISTRATION

This Deed drawn by C. ROLAND KRUEGER, ATTORNEY AT LAW, 257 BOX 1005, DIXINGTON, N. C. 27293.

'96 MAR 27 A9:49

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

\$10.00 pd
W. May

EXHIBIT A TO WARRANTY DEED

Lot No. 17 as shown on the map of Fairview Estates recorded in the Office of the Register of Deeds of Forsyth County, N.C., in Plat Book 17, page 79, to which said map reference is hereby made for a full and complete description. Lot No. 17 on said map fronts on the south side of Fairview Boulevard 110 feet and runs back southwardly 167.2 feet on the east line and 202 feet on the west line to a width of 105 feet on the south line of said lot.

BEGINNING at a point in the southwest corner of Lot No. 10 as shown on the map hereinafter referred to, same being also a northwest corner of Lot No. 19, and running thence with the west line of said Lot No. 19, 17 feet to a point; running thence westwardly on a new line parallel to the south line of Lot No. 17, 105 feet more or less to a point in the west line of Lot No. 21; running thence North 1°, 45' East 17 feet to a point in the southeast corner of Lot No. 16; running thence eastwardly along the south line of Lot No. 17, 105 feet to the place of beginning. The above-described land being the northern 17 feet as described of Lot No. 21 as shown on the map of Fairview Estates, recorded in the Office of the Register of Deeds of Forsyth County, N. C., in Plat Book 17, Page 79, to which said map reference is hereby made.