

P. 1413

BK 1900

PRESENTED FOR
REGISTRATION
AND RECORDED

138

'96 MAY -9 P3:23

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

1400
P
S
K

FORSYTH COUNTY
1732

85-89-96



\$28.00

Real Estate
Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of, 19
by

Mail after recording to Grantee

This instrument was prepared by Joseph G. Maddrey

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8th day of May, 1996, by and between

| GRANTOR | GRANTEE |
|-----------------------------|---|
| Emma D. McKinnis, unmarried | Johnny Boles and wife, Kira M. Boles 1626 E. 23rd Street Winston-Salem, NC 27105 |

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, Township, Forsyth County, North Carolina and more particularly described as follows:

BEING known and designated as Lot No. 135 as shown on the plat of Fairview Heights (Andrews Addition to Fairview), plat of said property being 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.

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:

Taxes for the current year, rights-of-way of public highways and roads and public utilities, easements and restrictions of public record and non-compliance, if any, with local, county, state or federal government laws, ordinances or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property.

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)

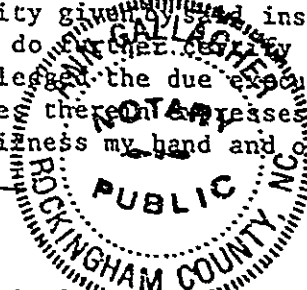
USE BLACK INK ONLY

Emma D. McKinnis by her (SEAL)
Emma D. McKinnis by her Attorney-in-Fact,
Charissa D. Robinson
Attorney-in-Fact (SEAL)
Charissa D. Robinson (SEAL)
(SEAL)
(SEAL)

North Carolina
Rockingham County

I, Ann Gallagher, a Notary Public for said County and State, do hereby certify that Charissa D. Robinson Attorney in Fact for Emma D. McKinnis personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said Emma D. McKinnis, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of Register of Deeds, in the County of Rockingham, State of North Carolina, on the 9 day of May, 1996, in Book 1900, Page 1410, and that this instrument was executed under and by virtue of the authority given by said instrument granting him/her Power of Attorney.

I do hereby certify that the said Charissa D. Robinson acknowledges the due execution of the foregoing and annexed instrument for the purpose thereof for and in behalf of the said Emma D. McKinnis. Witness my hand and official seal, the 8th day of May, 1996.



Ann Gallagher (SEAL)
Notary Public

My Commission Expires: 10/22/2000

First page hereof.

REGISTER OF DEEDS FOR COUNTY

Deputy/Assistant - Register of Deeds

STATE OF NC - FORSYTH CO
The foregoing certificate of Ann Gallagher, NP

In certified to be correct this the 9th day of May, 1996
John Holloman Register of Deeds by: [Signature] Deputy

PARTIES TO BE SERVED

Ms. Emma D. McKinnis
1626 East 23rd Street
Winston-Salem, NC 27105

James K. Stroud
(Counsel for Debtor)
102 West Third Street, Suite 350
Winston-Salem, NC 27101

First Mortgage of North Carolina
P. O. Box 1671
Reidsville, NC 27320

Ms. Charissa Robinson
304 Gregory Street
Winston-Salem, NC 27101

Robert Tally
(Counsel for First Mortgage of NC)
P. O. Box 10700
Winston-Salem, NC 27108

Kathryn L. Bringle
Standing Trustee
P. O. Box 2115
Winston-Salem, NC 27102-2115

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