

DRAFTED BY: CLYDE R. CASH

ATTORNEY AT LAW

FORSYTH COUNTY 3137 86-28-96

\$258.00



Real Estate Excise Tax

RECORDING TIME BK1908 P2152

PRESENTED FOR REGISTRATION AND RECORDED

270

'96 JUN 28 P3:17

John Holleman Register of Deeds Forsyth Co. N.C. PROBATE AND FILING FEE \$ 12.00 PAID

Tax Block: _____ Lot: _____ Parcel Identifier No.: _____

Property Address: _____

Mail after recording to: GRANTEE: 302 MAEGO DRIVE, LEXINGTON, NC 27292

Mail future tax bills to: GRANTEE: _____

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28TH day of JUNE, 19 96, by and between

GRANTOR

GRANTEE

KENNETH K. SCHOWALD (UNMARRIED)

ROBBIE M. WATSON AND WIFE, SHELBLIA J. WATSON

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, in consideration of (\$10.00 & OVC) TEN DOLLARS AND OVC to THEM 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 in Forsyth County, North Carolina WINSTON Township, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, AND 1996 AD VALOREM TAXES TO BE PRORATED.

The above land was conveyed to Grantor by _____ (see book number _____ 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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

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

Kenneth K. Schowald (seal) KENNETH K. SCHOWALD (seal)

STATE OF NORTH CAROLINA - FORSYTH County



OFFICIAL SEAL CAROLYN D. DALTON CAROLYN D. DALTON, a Notary Public of STOKES County, NC, Notary Public-NORTH CAROLINA County of STOKES personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. My Commission Expires December 12, 1999

SEAL/STAMP My commission expires Dec 12, 1999 Carolyn D. Dalton Notary Public

STATE OF NORTH CAROLINA - County

I, _____, a Notary Public of _____ County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19 _____

SEAL/STAMP My commission expires _____, 19 _____ Notary Public

The foregoing Certificate(s) of Carolyn D. Dalton NP

This the 28 day of June 19 96 is/are certified to be correct.

JOHN HOLLEMAN, REGISTER OF DEEDS

Deputy/Assistant

EXHIBIT "A"

Tract 1:

BEING KNOWN AND DESIGNATED as Lot Nos. 419 and 420, as shown on the Map of COLUMBIA HEIGHTS EXTENSION, a plat of which is recorded in Plat Book 2, page 75, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 1406 Diggs Blvd., Winston-Salem, North Carolina; Tax Block 1416, Lots 419 & 420.

Tract 2:

Lying and being in the City of Winston-Salem, North Carolina, fronting 50 feet on the East side of Peebles Street and of that width extending back East 110 feet to an alley and being known and designated on the Plat of CAMERON PARK PROPERTY as Lot No. 71 and for a more particular description of said lot reference is hereby made to said Plat recorded in Register of Deeds Office, Forsyth County in Deed Book 108, at page 561. For further reference see Deed recorded in Deed Book 154, at page 158.

Property Address: 507 Jackson Avenue, Winston-Salem, North Carolina 27105; Tax Block 1261, Lot 71.

Tract 3:

BEING KNOWN AND DESIGNATED as Lot Number 52 as shown on the Map of CAMERON PARK, recorded in Plat Book 8, page 14, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 508 N. Jackson Avenue, Winston-Salem, North Carolina 27105; Tax Block 1262, Lot 52.

Tract 4:

BEGINNING at a point in the south line of 21st Street, the northwest corner of Lot 53 on the hereinafter mentioned map; running thence eastwardly with the south line of 21st Street, 38 feet to the corner of a lot, now or formerly, owned by Myrtle Huff, and of that width, 38 feet, extending southwardly between parallel lines a distance of 148 feet, more or less to the north line of 20th Street, being bounded on the north by 21st Street, on the east by a lot deeded to said Myrtle Huff, on the south by 20th Street, and on the west by Lot 52, BEING KNOWN AND DESIGNATED as a part of Lot 53, as shown on the Map of Liberty Heights, recorded in Plat Book 3, Page 30A, in the Office of the Register of Deeds of Forsyth County, North Carolina. Also being known as Lot 104, Block 1232, as shown on Forsyth County Tax Maps.

Property Address: 1238 E. 21st Street, Winston-Salem, NC 27105;
Tax Block 1232, Lot 104.

Tract 5:

BEING KNOWN AND DESIGNATED as Lot Number 20 as shown on the Map of Liberty Heights, recorded in Plat Book 3, page 30A in the Office of the Register of deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 1113 E. 21st Street, Winston-Salem, North Carolina 27105; Tax Block 1230, Lot 20.

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Tract 6:

BEING KNOWN AND DESIGNATED as Lot No. 103 as shown on the Map of CONGRESS HEIGHTS, recorded in Plat Book 3, page 68 (2) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 214 W. 24th Street, Winston-Salem, North Carolina 27105; Tax Block 1370, Lot 103.