

FORSYTH COUNTY
4854

08-01-96



\$945.00

Real Estate
Excise Tax

Excise Tax

149

PRESENTED FOR
REGISTRATION
AND RECORDED

'96 AUG -1 P2:55

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

*12:00
R. G. G...*

BK1912 P3582

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 2868 Fairmont Road Winston-Salem, NC 27106

This instrument was prepared by Ronald A. Matamoros, Esq.

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24 day of July, 1996, by and between

GRANTOR

GRANTEE

PAUL G. CHRYSOON and wife,
MARY B. CHRYSOON,

NICK G. CHRYSOON, JR. and wife,
JENNIFER W. CHRYSOON,

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:

BEGINNING at an iron stake on the South side of Fairmont Road, said iron stake being located North 72° 57' 53" East 10 feet from the Northeast corner of Lot 15 of Merry Acres, Block No. 8, of record in Plat Book 23, at Page 57, Forsyth County Registry; running thence along the South side of Fairmont Road North 72° 57' 53" East 169.76 feet to an iron stake; running thence South 16° 58' 49" East 200.54 feet to an iron stake; running thence South 73° 10' 27" West 170.08 feet to an iron stake; running thence North 16° 53' 19" West 199.88 feet to an iron stake, the point and place of BEGINNING. Being in all respects a part of Lot 16 as shown on the Map of Merry Acres, Block No. 8, of record in Plat Book 23, Page 57, Forsyth County Registry, as shown on survey of John G. Bane, Registered Engineer, dated May 15, 1972, and revised August 8, 1973.

See attached Exhibit "A" for a more current and accurate description

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1860, Page 255, ...
Forsyth County Registry.....

A map showing the above described property is recorded in Plat Book 23 page 57

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:

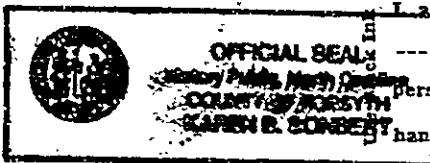
- a. Taxes for the year 1996 and subsequent years;
- b. All easements and restrictions of record.

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) ----- (SEAL)
 By: ----- Paul G. Chrysson
 ----- President Mary B. Chrysson (SEAL)
 ATTEST: ----- (SEAL)
 ----- Secretary (Corporate Seal) ----- (SEAL)

USE BLACK INK ONLY

SEAL-STAMP NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that Paul G. Chrysson and wife, Mary B. Chrysson, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 24th day of July, 1996.

My commission expires: April 24, 1999 Karen B. Sondert Notary Public

SEAL-STAMP NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is _____ Secretary of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary. Witness my hand and official stamp or seal, this _____ day of _____, 19____.

My commission expires: _____ Notary Public

The foregoing Certificate(s) of Karen B. Sondert, N.P.

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

JOHN HOLLEMAN, REGISTER OF DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY
 By _____ Deputy/Assistant Register of Deeds

BK1912 P3584

EXHIBIT "A"

LYING AND BEING in Winston Township, Forsyth County, North Carolina and BEGINNING at an existing iron pipe located in the southern right of way line of Fairmont Road, the northwest corner of the property of John R. Loftin, now or formerly (Book 1033, Page 427, Forsyth County Registry; Tax Lot 16A of Tax Block 2958, Forsyth County Tax Records); running thence with the western line of said Loftin, South 16° 58' 49" East 200.53 feet to an existing iron pipe located in the northern line of Thomas D. Calloway, now or formerly (Book 1651, Page 4204, Forsyth County Registry; Tax Lot 102 of Tax Block 2958, Forsyth County Tax Records); running thence South 73° 06' 12" West 169.99 feet to an existing iron pipe, the southeast corner of the property of David L. Bodenhamer, now or formerly (Book 1110, Page 248, Forsyth County Registry; Tax Lot 16C of Tax Block 2958, Forsyth County Tax Records); running thence with the east line of said Bodenhamer, North 16° 54' 56" West 200.01 feet to a new iron pipe located in the southern right of way line of Fairmont Road; running thence with said right of way, North 72° 55' 42" East 169.76 feet to an existing iron pipe, the point and place of BEGINNING and containing 0.781 acres, more or less. Being Tax Lot 16D of Tax Block 2958, Forsyth County Tax Records. Also known as a portion of Lot 16 of Merry Acres as recorded in Plat Book 23, Page 57, Forsyth County Registry. The foregoing description was taken from a plat of survey prepared by Larry L. Callahan Surveying Co., Inc.; dated 7/26/96; Job No. 2492-1 and entitled "Map For Nick G. Chrysson, Jr. and Jennifer W. Chrysson".