

DRAFTED BY: John A. Richardson, III

RECORDING TIME

BK1926 P1149

FORSYTH CO, NC 176 FEE: \$ 10.00
PRESENTED & RECORDED: 11/22/1996 3:47PM
JOHN HOLLEMAN, REGISTER OF DEEDS BY: WGH/FOA
STATE OF NC REAL ESTATE EXTX: \$ 194.00
atwsh/foa

EXCISE TAX

PROBATE AND FILING FEE \$ PAID

Tax Block: 1048 Lot: 81 Parcel Identifier No.:
Property Address: 1823 Gaston Street; Winston-Salem, NC 27103
Mail after recording to: Grantee: 1823 Gaston Street; Winston-Salem, NC 27103
Mail future tax bills to: Grantee: 1823 Gaston Street; Winston-Salem, NC 27103

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 22 day of November, 19 96, by and between

GRANTOR

GRANTEE

John J. Hohn and wife,
Melinda F. Hohn (formerly Melinda F. McLeod)

Andrea Frucht McCleary

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 & O.V.C.) Ten Dollars and O.V.C. to Grantee 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 ATTACHED EXHIBIT A

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.

John J. Hohn (seal)
John J. Hohn

Melinda F. Hohn (seal)
Melinda F. Hohn

STATE OF NORTH CAROLINA - Forsyth County



I, E.G. Winfree, a Notary Public of Forsyth County, NC, do hereby certify that John J. Hohn and wife, Melinda F. Hohn personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 22nd day of November, 19 96.
My Commission Expires _____

SEAL/STAMP

My commission expires 12-9-1999. E.G. Winfree Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth 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 E.G. WINFREE A NOTARY PUBLIC OF FORSYTH CO., NC

is/are certified to be correct.

This the 22ND day of NOVEMBER, 19 96.

John Holleman, Register of Deeds for Forsyth County by:

John A. Hohn

Deputy/Assistant

BK1926 P1150

EXHIBIT A

BEGINNING at a square bolt found in the Southeast corner of the property commonly known as Forsyth County Tax Block 1048, Tax Lot 112 (also known as Lot 80 of Ardmore Section 4 as recorded at Plat Book 02, Page 96(2), Forsyth County Registry); said iron also being in the Northern margin of a concrete sidewalk adjacent to the right-of-way for Gaston Street; running thence North 03 degrees 34 minutes 07 seconds East 192.71 feet to an iron; thence South 86 degrees 30 minutes 00 seconds East 60.24 feet to an iron; thence South 03 degrees 18 minutes 57 seconds West 221.86 feet to an iron in the Northern margin of a concrete sidewalk adjacent to the right-of-way for Gaston Street; thence with said sidewalk, North 61 degrees 01 minute 47 seconds West a chord distance of 67.77 feet to a square bolt; the POINT AND PLACE OF BEGINNING. All according to an unrecorded survey by Joseph Edward Franklin, R.L.S. #L-865, Joseph E. Franklin Surveying Company, dated 17 October 1996, Job No. 16-884.

Being Lot 81 of Ardmore Section 4 as recorded at Plat Book 02, Page 96(2), Forsyth County Registry.

For back title see Forsyth County Registry Deed Book 1449, Page 877; Deed Book 1135, Page 1752; Deed Book 1031, Page 742 and Deed Book 329, Page 102 (Edward J. Fowler died 27 November 1970. Bianca Fowler died 27 March 1962).

Tax Block: 1048

Tax Lots: 081

Property Address:

1823 Gaston Street
Winston-Salem, NC 27103