

DRAFTED BY: BILLY D. FRIENDE, JR.

RECORDING TIME

FORSYTH CO, NC 134 FEE: \$ 8.00
PRESENTED & RECORDED: 12/03/1996 4:02PM
DICKIE C. WOOD REGISTER OF DEEDS BY: NOELLA
STATE OF NC REAL ESTATE EXT: \$ 37.00

sg macellino

EXCISE TAX

PROBATE AND FILING FEE \$ PAID

Tax Block: 1363 Lot: 54, 55 Parcel Identifier No.: _____
Property Address: 3300 Kirby Street Winston-Salem, North Carolina 27107
Mail after recording to: Grantees 2225 Fanning Road Winston-Salem, NC 27107
Mail future tax bills to: same as above

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

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

GRANTOR
LOTTIE R. SUTPHIN (widow)

GRANTEE
MISTY WOOTEN and Husband
MICHAEL WOOTEN BK1127 - P1127

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 o.v.c. to her 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:

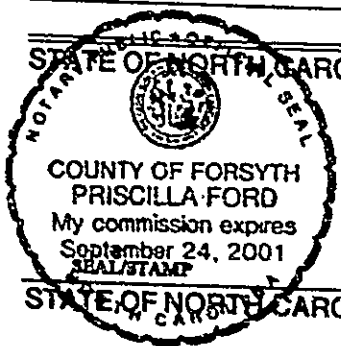
BEGINNING at an iron stake, the southwest corner of Barney Avenue and Kirby Street as widened by the City of Winston-Salem, and running thence South 4 degrees 00' West 48 feet along the west margin of Kirby Street to an iron stake, the northeast corner of lot no. 53; thence running North 86 degrees 00' West 95 feet with the north line of lot no. 53 to an iron stake, the northwest corner of lot no. 53; thence running North 4 degrees 00' East 48 feet to an iron stake in the south margin of Barney Avenue; thence running South 86 degrees 00' East 95 feet with the south margin of Barney Avenue to the place of BEGINNING, and being known and designated as the western portion of lot nos. 54 and 55 as shown on the map of Rosedale, Section 1 as recorded in Plat book 1 page 93 in the office of the Register of Deeds of Forsyth County, North Carolina.

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.

(seal) Lottie R. Sutphin (seal)
LOTTIE R. SUTPHIN

(seal) _____ (seal)



STATE OF NORTH CAROLINA - Forsyth County
I, PRISCILLA FORD, a Notary Public of Forsyth County, NC, do hereby certify that LOTTIE R. SUTPHIN personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 29th day of November, 19 96.
My commission expires Sept 24, 2001.

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 _____.
My commission expires _____, 19 _____.

Notary Public

The foregoing Certificate(s) of Priscilla Ford, NP
This the 3rd day of December, 19 96 is/are certified to be correct.

Register of Deeds for Forsyth County by:
Dickie Wood

Deputy/Assistant
1127

Book 1927 page 1127