

FORSYTH CO, NC 166 FEE: \$ 12.00
PRESENTED & RECORDED: 12/04/1996 4:53PM
DICKIE C. WOOD REGISTER OF DEEDS BY: NOELLS
STATE OF NC REAL ESTATE EXCISE: \$ 146.00

Excise Tax 146.00

Recording Time, Book and Page

Tax Lot No. 3B and 4B, Block 3970 Parcel Identifier No.
Verified by County on the day of , 19
by

Mail after recording to -Grantee - 523 Kyle Road, Winston-Salem, NC 27104

This instrument was prepared by Steven D. Smith - ATTORNEY

Brief description for the Index 523 Kyle Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21 day of November, 1996, by and between

GRANTOR	GRANTEE
CHRIS STRATES and wife, HELEN STRATES	PAUL SISKI (WIDOWER)

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:

SEE attached Description - Exhibit "A" to which reference is made hereof as if fully incorporated herein.

The property hereinabove described was acquired by Grantor by instrument recorded in
Deed Book 1327 at Page 1443

A map showing the above described property is recorded in Plat Book 18 page 5

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:

SAVE AND EXCEPT ALL EASEMENTS, RIGHT-OF-WAYS AND RESTRICTIONS OF RECORD, IF ANY.
1996 taxes taxes.

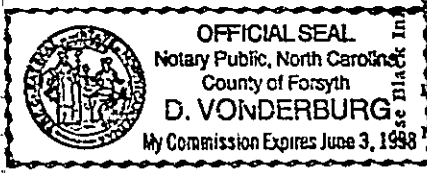
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....
(Corporate Name)
By:
..... President
ATTEST:
.....
..... Secretary (Corporate Seal)

USE BLACK INK ONLY

Chris Strates (SEAL)
CHRIS STRATES
Helen Strates (SEAL)
HELEN STRATES
..... (SEAL)
..... (SEAL)

SEAL-STAMP NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that
CHRIS STRATES AND WIFE HELEN STRATES Grantor,
personally appeared before me this 21 day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 21 day of NOVEMBER, 1996
My commission expires: *D. Vonderburg* 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 D. Vonderburg, Notary Public, Forsyth County, NC

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.

DICKIE C. WOOD, REGISTER OF DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY
By *D. Wood* Deputy ~~Register~~ Register of Deeds

SCHEDULE "A"

BEGINNING at an iron stake in the Western right of way line of Kyle Road, said iron stake marking the the Southeastern corner of Lot 4 and the Northeastern corner of Lot 3, as shown on the Map hereinafter described, and running thence from said point and place of Beginning, South 14 deg. 55' 33" West 45 feet to an iron pin; running thence North 74 deg. 52' 49" West 200.41 feet to an iron pin; running thence North 14 deg. 59' East 74.66 feet to an iron pin; running thence South 74 deg. 56' East 200.34 feet to an iron pin in the Western right of way line of Kyle Road; running thence with the Western right of way line of Kyle Road, South 14 deg. 55' 33" West 29.88 feet to the point and place of BEGINNING, and BEING KNOWN AND DESIGNATED AS the Northern 45 feet of Lot 3 and the Southern 30 feet of Lot 4, as shown on the Map of Longwood, Block B, as recorded in Plat Book 18, Page 5, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description, all according to a survey prepared by Daniel W. Donathan, R.L.S., dated December 3, 1996, entitled "Map for Paul Siska (Widower)," bearing Job No. 1-37649. For further reference, see Deed Book 1327, Page 1443, Forsyth County Registry.

BEING INFORMALLY KNOWN AS Tax Lots 3B and 4B, Block 3970, Winston Township, Forsyth County Tax Records.