

DRAFTED BY: Gary J. Walker
2338 N. Liberty St., Winston-Salem, NC 27105-5341

RECORDING TIME

FORSYTH CO, NC 18 FEE: \$ 14.00
PRESENTED & RECORDED: 02/05/1997 09:40AM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
STATE OF NC REAL ESTATE EXTX: \$ 433.00

EXCISE TAX

PROBATE AND FILING FEE \$ PAID

Tax Block: See Exhibit A Lot: See Exhibit "A" Parcel Identifier No.:
Property Address: 2900 S. Main St., 1911 E. Sprague St., 1621 & 1617 E. 23rd St., 122/124 Glenn Ave.
Mail after recording to: 615/617/619 West 23rd St. WALKER REAL ESTATE CO., 2338 N. Liberty St., W/S NC 27105
Mail future tax bills to: HARRY JONES

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31st day of January, 19 97, by and between

GRANTOR

JOE E. WALKER and wife, WANDA WALKER
GARY J. WALKER and wife, JULIA M. WALKER

GRANTEE

HARRY J. JONES and wife, DIANA G. JONES

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.) \$10.00 and other 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 in Forsyth County, North Carolina Winston Township, more particularly described as follows:

See Exhibit "A" attached hereto and
and incorporated herein by reference.

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.

Joe E. Walker (seal) *Gary J. Walker* (seal)
Wanda Walker (seal) *Julia M. Walker* (seal)

STATE OF NORTH CAROLINA - Forsyth County

OFFICIAL SEAL I, WANDA JONES, a Notary Public of Forsyth County, NC, do hereby
Notary Public, North Carolina County of DAVIDSON certify that JOE E. WALKER, WANDA WALKER, GARY J. WALKER, JULIA M. WALKER
WANDA JONES personally appeared before me this day and acknowledged the execution of the foregoing deed of
My Commission Expires 5/28/2000 conveyance. Witness my hand and notarial seal this the 31st day of January, 19 97.

SEAL/STAMP

My commission expires May 28, 2000. Wanda Jones 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 Wanda Jones, n/c
is/are certified to be correct.

This the 5th day of February, 1997.
Dickie C. Wood, Register of Deeds for Forsyth County by:

Forsyth County Register of Deeds born 8/10/1948

Deputy/Assistant

0673

BK1934 P 673 - P 676

EXHIBIT "A"

TRACT 1 - BEGINNING at an iron stake located in the west right of way line of Woodleigh Street, said point being where Woodleigh Street intersects with Main Street, said beginning point also being the northeast corner of Lot Number 31 and the southeast corner of Lot Number 32 on the map hereinafter referred; running thence with the west right of way line of Woodleigh Street and falling in with the west right of way line of Main Street, South 20 degs. 30' East 39.50 feet to an old iron stake and South 9 degs. 56' West 39.0 feet to an iron stake; running thence South 88 degs. 32' West 70.92 feet to an old iron stake; running thence South 69 degs. 30' West 63.20 feet to an iron stake located in the east line of a 15-foot alley; running thence with the east line of said alley, North 20 degs. 30' West 50.0 feet to an iron stake; running thence North 69 degs. 30' East 150.0 feet to the point and place of BEGINNING. Also being all of Lot #31 and a triangular parcel from the northeast corner of Lot #30 as shown on the Map of Woodleigh Place as recorded in Plat Book 3, Page 48 in the Register of Deeds of Forsyth County, North Carolina.

Also being the same and identical property as described in Deed Book 1152, Page 57, Forsyth County Registry (as amended to correct Beginning point reference).

2900 South Main Street, Winston-Salem, N.C. 27107
Tax Block: 1610 - Lot: 205

TRACT 2 - Being known and designated as Lots Nos. 10 and 11 according to a map of property known as Leigh-hurst as recorded in Plat Book 4, Page 161, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description.

1911 East Sprague Street, Winston-Salem, N.C. 27107
Tax Block: 1820 - Lot 10 & 11

TRACT 3 - BEING KNOWN AND DESIGNATED as Lot No. 89 on the Map of Andrews Addition to Fairview Heights as recorded in Plat Book 8, page 88 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

1621 East 23rd Street, Winston-Salem, N.C. 27105
Tax Block: 1478 - Lot: 89

TRACT 4 - Situated on the north side of Balsley Street, and fronting on said street fifty (50) feet and of that width extending back north one hundred and forty (140) feet to an alley, being bounded on the south by Balsley Street, on the west by lot number eighty-seven (87) on the north by an alley, and on the east by lot number eighty-nine (89), the same being known and designated on the plat of the lands of Park Place, Inc. as lot number eighty-eight (88) to which plat reference is hereby made. See book 108, page 584 in the office of the Register of Deeds of Forsyth County, North Carolina. Also see Deed Book 158, page 45.

1617 East 23rd Street, Winston-Salem, N.C. 27105
Tax Block: 1478 - Lot: 88

TRACT 5 - Lot No. 5 as shown on the revised Map of Block "U" of Greenway Place, recorded in Plat Book 9, Page 170, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more definite and particular description.

BEGINNING at an iron stake in the south line of Glenn Avenue, the northwest corner of Lot No. 5 on the map hereinafter referred to; running thence with the west line of Lot No. 5, South 2 degs. 12' East 100.9 feet, more or less, to an iron stake, the southwest corner of Lot No. 5; running thence North 87 degs. 35' West 6 feet to an iron stake, a new corner in the south line of Lot No. 6; thence to a new parallel with the west line of Lot No. 5 96.7 feet more or less to an iron stake in the south line of Glenn Avenue; thence with the south line of Glenn Avenue, North 55 degs. 40' East 6/7 feet more or less, to the point of beginning. Being a strip of land 6 feet wide off the east side of Lot No. 6 of the revised Map of Block "U" of Greenway Place, recorded in Book 9, Page 170, Office of the Register of Deeds of Forsyth County, North Carolina.

122-124 Glenn Avenue, Winston-Salem, N.C. 27105
Tax Block: 6066 - Lot D

TRACT 6 - BEGINNING at a point on the north side of 23rd Street, said point of beginning North 86 degs. 59' West 188.4 feet from the southwest corner of Lot 113B, Block 1451, Forsyth County Tax Maps; running thence North 10 degs. 33' west 229.1 feet to a point; thence North 89 degs. 21' West 129.4 feet to a point in the east right of way of Cherry Marshall Street, said point being 20 feet, more or less, West of the center line of a 68 foot Duke Power Company right of way; thence along the east right of way line of said Cherry Marshall Street South 12 degs. 09' East 203.6 feet to a point; thence North 80 degs. 45' East 40 feet to a point; thence South 13 degs. 29' feet to a point on the north side of 23rd Street, thence along the north side of 23rd Street South 86 degs. 59' East 82.5 feet to a point, the place of BEGINNING.

The property is subject to a right of way to Duke Power Company for high tension transmission lines running across the westernmost 54 feet of the tract. Also subject to rights of way and easements of records, if any, limitations of access to Cherry Marshall Street imposed by North Carolina State Highway Commission, and Easement and Agreement recorded in Deed Book 876, Page 254. there is also conveyed hereby the joint right to use the 18 foot private driveway as is set out and described in an easement agreement as recorded in Deed Book 876, Page 254 reference to which is hereby made for more particulars.

615, 617, 619 West 23rd Street, Winston-Salem, N.C. 27105
Tax Block: 1451 - Lot: 106D