

DRAFTED BY: R. MICHAEL WELLS

ATTORNEY AT LAW

RECORDING TIME

BK1934 P3782

FORSYTH CO. NC 67 FEE: \$ 10.00
PRESENTED & RECORDED: 02/12/1997 1:00PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WOHLEF
NO TAXABLE CONSIDERATION
atw/whf

NO TAXABLE CONSIDERATION
EXCISE TAX

PROBATE AND FILING FEE \$ _____ PAID

Tax Block: 0777 Lot: 002 & 003 Parcel Identifier No.: _____
Property Address: 322 E. DEVONSHIRE STREET, WINSTON-SALEM, NC 27127
Mail after recording to: GRANTEE: 322 E. Devonshire Street, Winston-Salem, NC 27127
Mail future tax bills to: GRANTEE:

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTYDEED

THIS GIFT DEED made this 11TH day of FEBRUARY, 1997, by and between

GRANTOR

WILLIAM SMITH (UNMARRIED)

GRANTEE

LINDA HUTCHINS

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 (\$ n/a) LOVE & AFFECTION the grantor has
for 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 INCORPORATED HEREIN BY REFERENCE.

The above land was conveyed to Grantor by RUTH SINK (see book number 1917 page 2313)
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.

William Smith (seal)
WILLIAM SMITH

(seal)
(seal)

STATE OF NORTH CAROLINA - FORSYTH County

OFFICIAL SEAL Angela J. Kalamaras, a Notary Public of FORSYTH County, NC,
Notary Public, North Carolina, I hereby certify that WILLIAM SMITH (UNMARRIED)
County of Forsyth personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.
ANGELA J. KALAMARAS my hand and notarial seal this the 11th day of February, 1997
My Commission Expires November 30, 2000
SEAL/STAMP My commission expires 11-30, 2000 Angela J. Kalamaras Notary Public

STATE OF NORTH CAROLINA - County

I, _____, a Notary Public of _____ 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 Angela J. Kalamaras, N.P.

This the 12 day of Feb., 1997 is/are certified to be correct.

Karen J. Wood Register of Deeds for Forsyth County by: **DICKIE C. WOOD, REGISTER OF DEEDS**
Deputy/Assistant

BK1934 P3782 - P3783

BK1934 P3783

EXHIBIT "A"

LYING AND BEING on the South side of Devonshire Street, beginning at a point 197.38 feet, more or less, east of the intersection of Devonshire Street and Sunnyside Avenue, 5 feet West of the corner of Lot #1 and #3 and running thence Eastwardly along the South side of Devonshire street 55 feet to the corner of Lot #5; thence Southwardly along the line of Lot #5, 150 feet to an alley; thence Westwardly along the North side of said alley 55 feet to a point 5 feet west of the corner of Lots #1 and #3; thence Northwardly parallel with the west line of Lot #3 150 feet to the point of BEGINNING, being all of Lot #3 and a part of Lot #1 of the plat of the property known as Sherwood Heights, said plat recorded in Book 8, page 48, Office of the Register of Deeds of Forsyth County, North Carolina.

BEING INFORMALLY KNOWN as Tax Lots 003 and 102, Block 0777, Winston Township, Forsyth County Tax Records.