

BE109 BK1947 P0733

FORSYTH CO. NC 184 FEE: \$ 12.00
PRESENTED & RECORDED: 05/16/1997 4:46PM
DICKIE E. WOOD REGISTER OF DEEDS BY: HOODWA
STATE OF NC REAL ESTATE EXTY: \$ 160.00

ORIGINAL TO
Geo. Phillips

Excise Tax \$160.00

Recording Time, Book and Page

Tax Lot No. 118B, Block 1507, Lot 302, Block 1509 Parcel Identifier No.

Verified by Lot 401, Block 1516; Lot 102R-105R, Block 2229 County on the day of , 19

by

Mail after recording to William Marshall Trawick, Jr.
201 Pinehall Drive, Clemmons, NC 27012

This instrument was prepared by George F. Phillips, Attorney

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 16th day of May, 1997, by and between

GRANTOR

GRANTEE

NORTHSIDE GLASS COMPANY, a North Carolina General Partnership

WILLIAM MARSHALL TRAWICK, JR.

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 Description hereto attached, identified as EXHIBIT "A" and herein incorporated by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1929, Page 2888; Deed Book 1920, Page 971; Deed Book 1687, Page 211; Deed Book 1759, Page 3609

A map showing the above described property is recorded in Plat Book 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 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:

1997 ad valorem taxes and easements and restrictions of record.

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.

By: (Corporate Name) NORTHSID E GLASS COMPANY, a North Carolina General Partnership. Attest: Secretary (Corporate Seal). Includes signatures of Kenneth L. Shoemaker and Richard L. Shoemaker.

SEAL-STAMP NORTH CAROLINA, Forsyth County. I, Notary Public of the County and State aforesaid, certify that Kenneth L. Shoemaker and Richard L. Shoemaker, Partners, Northside Glass Company, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16th day of May 1997. My commission expires August 2, 2000. Includes Notary Seal for Donna M. Gentry.

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 Donna M. Gentry a Notary Public of County, North Carolina

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.

DICKEE C. WOOD REGISTER OF DEEDS FOR FORSYTH COUNTY. By Deputy Assistant - Register of Deeds

EXHIBIT "A"

TRACT NO. I:

BEGINNING at a point in the West margin of Ogburn Avenue, said point of beginning being 175 feet South of the Southwest intersection of Ogburn Avenue and Griffin Street; now known as Ontario Street; running thence along the West side of Ogburn Avenue, South 3° West 75 feet to a point; thence North 87° West, 200 feet to a point; thence North 3° East 75 feet to a point; thence South 87° East, 200 feet to the point and place of BEGINNING, being part of LOTS NOS. Two Hundred Eighty-One (281) and Two Hundred Eighty-Two (282) as shown on plat of "Montview", plat of said property being recorded in Plat Book 1, Page 106, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

Ref: Book 1929, Page 2888; Lot 118B, Block 1507

4129 Ogburn Avenue, Winston-Salem, NC 27105

TRACT NO. II:

BEING KNOWN AND DESIGNATED as Lot No. 302 as shown on the Plat of the Ogburn Realty Company Property, known as Montview as recorded in Plat Book 1, Page 106, Forsyth County Registry, reference to which is hereby made for a more particular description.

Ref: Deed Book 1920, Page 971; Lot 302, Block, 1509

3900 Ogburn Avenue, Winston-Salem, NC 27105

TRACT NO. III:

BEING KNOWN AND DESIGNATED as Lot 401 and the Western 10 foot of Lot 402 as shown on the Map on Montview, as recorded in Plat Book 1, Page 106(2), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Said 10 feet off the Western side of Lot 402 extends the entire length of the lot.

Ref: Deed Book 1687, Page 211; Lot 401, Block 1516

624 Newton street, Winston-Salem, NC 27105

TRACT NO. IV:

Lot Nos. 102, 103, 104 and 105, Subdivision of the "Cox Site", plat of which is duly recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 12, Page 151, reference to which is hereby made for a more particular and definite description by metes and bounds. Ref: Deed Book 1759, Page 3609; Lot 102R through 105R, Block 2229
4385 Grove Avenue, Winston-Salem, NC 27105