

DRAFTED BY: John A. Richardson, III

RECORDING TIME

FORSYTH CO, NC **67** FEE: \$ 8.00
PRESENTED & RECORDED: 08/15/1997 11:59AM
DICKIE C. WOOD REGISTER OF DEEDS BY: SINKJW
STATE OF NC REAL ESTATE EXTX: \$ **36.00**

EXCISE TAX

PROBATE AND FILING FEE \$ PAID

Tax Block: 1459A Lot: 016 Parcel Identifier No.: _____
Property Address: 717 West 26th Street; Winston-Salem, NC 27105
Mail after recording to: Grantee: 717 West 26th Street; Winston-Salem, NC 27105
Mail future tax bills to: Grantee: 717 West 26th Street; Winston-Salem, NC 27105

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this Sixth day of August, 19 97, by and between

GRANTOR

GRANTEE

Harold R. Holmes and wife,
Elizabeth T. Holmes

Abdessadek Lachgar and wife,
Christine J. Leroy

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.) Ten Dollars and O.V.C. to Grantee
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 Township, more particularly described as follows:

BEGINNING at an iron found in the Southwest corner of the property of Lot 15 of Alta Vista Addition as recorded in Plat Book 13, Page 39 in the Office of the Register of Deeds in Forsyth County, North Carolina; said iron being on the North side of West Twenty-Sixth Street; running thence North 89 degrees 57 minutes 46 seconds West 49.92 feet to an iron; thence North 00 degrees 10 minutes 27 seconds East 150.05 feet to an iron; thence South 89 degrees 51 minutes 00 seconds East 49.92 feet to an iron; thence South 00 degrees 10 minutes 22 seconds West 149.95 feet to an iron; the POINT AND PLACE OF BEGINNING. Being Lot 16 of the Alta Vista Addition recorded in Plat Book 13 at Page 39; Forsyth County Registry. All according to an unrecorded survey by William Franklin Tatum, R.L.S. #L-3163, McNally Land Surveying, P.C., dated 30 July 1997, Job No. S-7736.

For back title see Forsyth County Registry Deed Book 1108, Page 318; Deed Book 556, Page 333; Forsyth County Registry and Forsyth County Estate File 94 E 1041.

Tax Block: 1459A
Tax Lot: 016

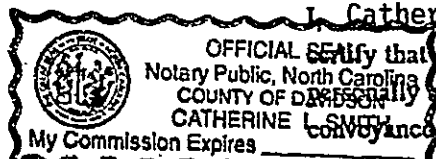
Property Address:
717 W. 26th Street
Winston-Salem, NC 27105

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.

Harold R. Holmes (seal) Elizabeth T. Holmes (seal)
Harold R. Holmes (seal) Elizabeth T. Holmes (seal)

STATE OF NORTH CAROLINA - Forsyth County



SEAL/STAMP

I, Catherine L. Smith, a Notary Public of Forsyth County, NC, do hereby certify that Harold R. Holmes and wife, Elizabeth T. Holmes

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 6th day of August, 19 97.

My commission expires September 29, 1999. [Signature] 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 Catherine L. Smith a Notary Public of Davidson County, North Carolina

is/are certified to be correct.

This the 15 day of August, 19 97.
Dickie C. Wood, Register of Deeds for Forsyth County by:

[Signature] Deputy/Assistant

BK1960 P0858
BK1960 P 858 - P 858