

FORSYTH CO. NC 92 FEE: \$ 12.00
PRESENTED & RECORDED: 08/29/1997 10:59AM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
STATE OF NC REAL ESTATE EXT: \$ 450.00

John W

Excise Tax

Recording Time, Book and Page

Tax Lot No. 68 & 102, Tax Block 2430 Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to Box #7 - Brown

This instrument was prepared by GORDON H. BROWN

Brief description for the Index .66 acres, Glenn & Indiana Avenues

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29th day of August, 1997, by and between

GRANTOR

GRANTEE

JOHN W. COLLINS and wife, FLORENCE L. COLLINS

RICHARD L. HEMMINGS

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 EXHIBIT "A"

BK1962 P1401

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1043, page 1356

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.

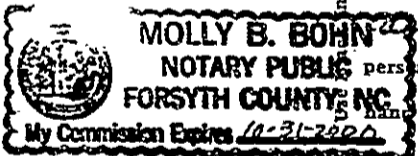
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions and rights of way of record, if any, and 1997 property taxes which will be prorated at closing. Expressly excepted from the foregoing covenants of title is any and all property lying within the right of way of Indiana Avenue and other streets and roads adjoining the above described property.

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, (SEAL), (SEAL), (SEAL), (SEAL)

SEAL-STAMP NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that John H. Collins Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29th day of August, 1997. My commission expires: Oct. 31, 2000. Molly B. Bohn 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 Molly B. Bohn, NP

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 Dickie Wood Deputy Assistant Register of Deeds

BK1962 P1402

Exhibit "A"

All that certain parcel, piece, or tract of land situate, lying, and being in the City of Winston-Salem, Winston Township, Forsyth County, N.C., bounded on the northeast by the southwestern right of way of the Southern Railroad, on the southeast by Glenn Avenue, on the southwest by Indiana Avenue, and on the west by Patterson Avenue and being more particularly described by metes and bounds as follows: beginning at the northwestern intersection of Glenn Avenue and Indiana Avenue at an iron stake and from said beginning runs with northeastern right of way of Indiana Avenue N. 50 deg. 18 min. 00 sec. W. 491.53 ft. to an iron stake the northeastern intersection of Indiana Avenue and Patterson Avenue, thence with the eastern right of way of Patterson Avenue, N. 02 deg. 20 min. 20 sec., E. 168.97 ft. to an iron stake in the southwestern right of way of the aforesaid Southern Railroad; thence with the southwestern right of way the Southern Railroad in a southeastern direction curve to the left the following chord bearings and distances: S. 31 deg. 25 min. 50 sec., E. 44.98 ft. to an iron; S. 31 deg. 25 min. 50 sec. E. 19.53 ft. to an iron stake; S. 32 deg. 41 min. 20 sec. E. 50 ft. to an iron; S. 34 deg. 24 min. 20 sec. E. 50.0 ft. to an iron; S. 37 deg. 11 min. 00 sec. E. 50 ft. to an iron; S. 40 deg. 02 min 20 sec. E. 50 ft. to an iron; S. 42 deg. 48 min. 20 sec. E. 50.0 ft. to an iron; S. 45 deg. 45 min. 10 sec. E. 50.0 ft. to an iron stake; S. 48 deg. 18 min. 40 sec. E. 28.0 ft. to an iron; S. 50 deg. 43 min. 50 sec. E. 50.0 ft. to an iron ; S. 53 deg. 54 min. 50 sec; E. 50.0 ft. to an iron; S. 57 deg. 06 min. 30 sec. E. 50.0 ft. to an iron; and S. 59 deg. 19 min 40 sec. E. 50.0 ft. to an iron in the northwestern right of way of Glenn Avenue; thence with the northwestern right of way of Glenn Avenue S. 29 deg. 15 min. 20 sec. W. 71.14 ft. to the beginning containing 0.66 acres, more or less, as surveyed by Thomas W. Joyce, Surveyor, March 30-April 4, 1972, revised June 7, 1972, labeled "John W. Collins and wife, Florence L.," and subject to matters reflected therein.

Together with all the grantors' right and title interest in and to the property lying within the right of way of Indiana Avenue and other streets and roads adjoining the above described property.

BK1962 P1403