

FORSYTH CO. NC 125 FEE: \$ 12.00
PRESENTED & RECORDED: 10/09/1997 4:18PM
DICKIE C. WOOD REGISTER OF DEEDS BY: CAMPBE
STATE OF NC REAL ESTATE EXT: \$ 100.00
BK1968 P1025 - P1027 *[Signature]*

Excise Tax

Recording Time, Book and Page

Tax Lot No. Block 1649 Lot 160-161 Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to Grantee: 1025 Motor Road, Winston Salem, NC 27105

This instrument was prepared by W. McNair Tornow 1340 Westgate Center Drive W-S, NC 27103

Brief description for the Index

1025 Motor Road W-S, NC 27105

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9 day of October, 19 97, by and between

GRANTOR

GRANTEE

James W. Moser, Jr. and wife,
Theresa R. Moser

Gary O. Barnes

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

The property hereinabove described was acquired by Grantor by instrument recorded in
Book 1540, Page 928.....

A map showing the above described property is recorded in Plat Book ... 12 page.....114.....

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:

Except easements, conditions, restrictions of record, if any and 1997 Ad Valorem Property Taxes to be prorated.

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.

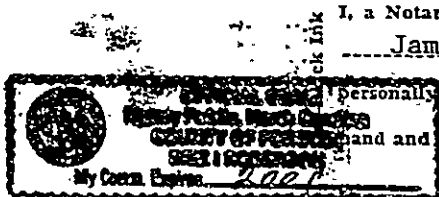
By: _____
President
ATTEST: _____
Secretary (Corporate Seal)

USE BLACK INK ONLY

James W. Moser, Jr. (SEAL)
Theresa R. Moser (SEAL)
(SEAL)
(SEAL)

SEAL-STAMP

NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that James W. Moser, Jr. and wife, Theresa R. Moser, Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 9th day of October 19 97

My commission expires: Dec. 11, 2001 Inez J. Roberson Notary Public

SEAL-STAMP

NORTH CAROLINA, Forsyth 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 Inez J. Roberson 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 BPD [Signature] Deputy Assistant - Register of Deeds

BK1968 P1026

EXHIBIT "A"

LYING and being on the north side of Motor Road and beginning at a stake 209.5 feet East of Carrie Avenue, the southeast corner of Lot No. 162; thence Northwardly, along the east line of Lot No. 162, 299.00 feet to a stake, the southwest corner of Lot No. 136; thence Eastwardly along the south lines of Lots 136 and 137, 100.00 feet to a stake, the northwest corner of Lot 159; thence Southwardly along the west line of Lot No. 159, 300.00 feet to a stake in the north line of Motor Road; thence westwardly 100.00 feet to the stake and place of BEGINNING, said property being known and designated Lot Nos. 160 and 161, as shown on the Map of a portion of Motorville Development and belonging to the grantor, as recorded in the Register of Deeds Office, Forsyth County, North Carolina, in Plat Book 12, Page 114.

Being the same and identical property as described in Deed Book 1540, Page 928, Forsyth County Register of Deeds.

BK1968 P1027