

DRAFTED BY: Daniel A. Frazier
no title search requested

RECORDING TIME
FORSYTH CO, NC 34 FEE: \$ 8.00
PRESENTED & RECORDED: 10/28/1997 09:44AM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
STATE OF NC REAL ESTATE EXT: \$ 4.00
BK1970 P2179 - P2179 *Blampson*

EXCISE TAX
Tax Block: 2228 Lot: 102C, 103, 104 Parcel Identifier No.:
Property Address: Don Avenue, Winston-Salem, NC 27105
Mail after recording to: Daniel A. Frazier, 4216 N. Liberty St., Winston-Salem, NC 27105
Mail future tax bills to: Mary M. Barnes 2118 E. 14th St., Winston-Salem, NC 27105

PROBATE AND FILING FEE \$ PAID

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 23rd day of October, 19 97, by and between

GRANTOR	GRANTEE
NANIE SUE T. SMITH and husband RAY E. SMITH	MARY MAGGALENE BARNES

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/C) Ten dollars and other valuable consideration to them paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the grantees in fee simple, all that certain lot or parcel of land in Forsyth County, North Carolina, Middle Fork Township, more particularly described as follows:

BEGINNING at an iron stake on the North side of Don Avenue, 15 feet West of the southwest corner of Lot # 101; thence running along the North side of Don Avenue, North 87 deg. 30' 00" West 74.84 feet to an iron stake, which said iron stake is in the southeast corner of Lot # 105; running thence along the East Line of Lot # 105, North 02 deg. 50' 42" East 167.43 feet to an iron stake in the northeast corner of Lot # 105; running thence South 87 deg. 26' 01" East 74.48 feet to a point, which said point is 15 feet West of the northwest corner of Lot # 101; running thence in a line parallel with the West line of Lot # 101, South 02 deg. 43' 28" West 167.34 feet, more or less, to the place of BEGINNING, and being known and designated as the Western one-half, or 15 feet of Lot # 102 and all of Lots # 103 and 104 of the A.T. Cox Subdivision No. 2, recorded in the office of the Register of Deeds of Forsyth County in Plat Book 12, Page 192, to which reference is hereby made for a more particular description.

Subject to easements and restrictions of record, if any.

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 seised 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.

_____(seal) _____(seal)
Nannie Sue T. Smith (seal) *Ray E. Smith* (seal)
 Nannie Sue T. Smith Ray E. Smith

STATE OF NORTH CAROLINA - Forsyth County

I, Ashley F. Lyons, a Notary Public of Forsyth County, NC, do hereby certify that Nannie Sue T. Smith and husband, Ray E. Smith personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 24th day of October, 19 97.

SEAL/STAMP My commission expires Nov. 4, 2001 *Ashley F. Lyons* 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 *Ashley F Lyons, NP*

This the 28 day of *October*, 19 97 is/are certified to be correct.

Dickie C. Wood, Register of Deeds for Forsyth County by: *BPNelson* Deputy/Assistant

BK1970 P2179