

FORSYTH CO. NC 86 FEE: \$ 10.00
PRESENTED & RECORDED: 12/31/1997 11:29AM
DICKIE C. WOOD REGISTER OF DEEDS BY: GORDON
STATE OF NC REAL ESTATE EXT: \$ 41.00
BK1979 P3074 - P3075 appralon

Excise Tax

Filing and Probate Fees \$ _____ Paid
Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to: Bell, Davis & Pitt, P.A., ^{Box} P.O. Box 21029, Winston-Salem, NC 27126-1029

This instrument was prepared by: Elizabeth M. Repetti, Esq.

Brief description for the index:

Lot on Patterson Ave.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 31st day of December, 1997, by and between

GRANTOR

Ted F. Holder and wife,
Rumeal T. Hicks Holder

GRANTEE

Craig D. Sheppard and
Janet L. Sheppard

5489 Heritage Oaks Lane
Winston-Salem,
NC 27106

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:

BEGINNING at an iron stake in the West side of Patterson Avenue, said stake being 40 feet South of the prolongation of the South side of 16th Street across said Patterson Avenue; thence North 87° 30' West 211 feet to an iron stake; thence South 2° 30' West 50 feet to an iron stake in the line of the City School Property; thence with the line of City School Property South 87° 30' East 211 feet to an iron stake in the West side of Patterson Avenue; thence with the West side of Patterson Avenue North 2° 30' East 50 feet to the place of BEGINNING. For further reference, see Deed Book 874, page 587, Forsyth County Registry.

BEING INFORMALLY KNOWN AS Tax Lot 104, Block 200, Winston Township, Forsyth County Tax Records, and 1514 Patterson Avenue, Winston-Salem, NC 27105.

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The property hereinabove described was acquired by Grantor by instrument recorded in Book 1510, at Page 1333.

A plat showing the above described property is recorded in Plat Book _____, at 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: **Ad valorem taxes for the current year; easements, restrictions and rights of way, if any, of record.**

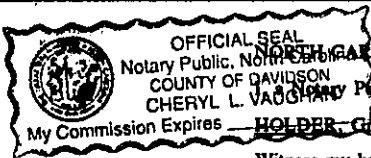
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (Corporate Name) Ted F. Holder (SEAL)
 TED F. HOLDER

By: _____
 _____ President Rumeal T. Hicks Holder (SEAL)
 RUMEAL T. HICKS HOLDER

ATTEST: _____ (SEAL)

 [CORPORATE SEAL] _____ Secretary _____ (SEAL)



NORTH CAROLINA - Davidson County
 I, a Notary Public of the County and State aforesaid, certify that TED F. HOLDER AND WIFE, RUMEAL T. HICKS
 My Commission Expires HOLDER Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.
 Witness my hand and official stamp or seal, this 31 day of December, 1997.
 My Commission expires: 2/03/2002 Cheryl L. Vaughan Notary Public

NORTH CAROLINA - _____ County
 I, a Notary Public of the County and State aforesaid, certify that _____
 personally came before me this day and acknowledged that (s)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 her/him as its _____ Secretary. Witness my hand and official stamp or seal, this _____ day of
 _____, 1997.
 My Commission expires: _____ Notary Public

The foregoing Certificate(s) of Cheryl L. Vaughan

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: Debra Chase Deputy/Assistant Register of Deeds

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