

DRAFTED BY: John A. Richardson, III

RECORDING TIME

FORSYTH CO. NC **221** FEE: \$ 10.00  
PRESENTED & RECORDED: 12/31/1997 2:40PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA  
STATE OF NC REAL ESTATE EXT: \$ **80.00**  
BK1979 P3570 - P3571

EXCISE TAX

PROBATE AND FILING FEE \$ \_\_\_\_\_ PAID

Tax Block: 1507 Lot: 103 Parcel Identifier No.: \_\_\_\_\_  
Property Address: 535 McCreary Street; Winston-Salem, NC 27105  
Mail after recording to: Grantee: 535 McCreary Street; Winston-Salem, NC 27105  
Mail future tax bills to: Grantee: 535 McCreary Street; Winston-Salem, NC 27105

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 2nd day of December, 19 97, by and between

GRANTOR

John R. Buchanan and wife,  
Ann Buchanan

GRANTEE

Kevin Nathaniel Cowan

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 Grantor  
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:

SEE ATTACHED EXHIBIT A

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.

John R. Buchanan (seal) Ann Buchanan (seal)  
John R. Buchanan Ann Buchanan  
(seal) (seal)

STATE OF NORTH CAROLINA - Forsyth County  
OFFICIAL SEAL  
Notary Public, North Carolina  
COUNTY OF FORSYTH  
JANIS L. McCARD  
My Commission Expires 8-7-2001  
I, Janis L. McCARD, a Notary Public of Forsyth County, NC, do hereby  
witness that John R. Buchanan  
personally appeared before me this day and acknowledged the execution of the foregoing deed of  
conveyance. Witness my hand and notarial seal this the 2 day of December, 19 97.

SEAL/TAMP My commission expires 8-7-2001 Janis L. McCARD Notary Public  
STATE OF NORTH CAROLINA - Forsyth County  
OFFICIAL SEAL  
Notary Public, North Carolina  
COUNTY OF FORSYTH  
JANIS L. McCARD  
My Commission Expires 8-7-2001  
I, Janis L. McCARD, a Notary Public of Forsyth County, NC, do hereby  
witness that Ann Buchanan  
personally appeared before me this day and acknowledged the execution of the foregoing deed of  
conveyance. Witness my hand and notarial seal this the 2nd day of December, 19 97.

The foregoing Certificate(s) of Janis L. McCARD a Notary Public of Forsyth County, NC

is/are certified to be correct.

This the 31 day of December, 19 97.

Dickie C. Wood, Register of Deeds for Forsyth County by:

BK1979 P3570

Deputy/Assistant

EXHIBIT "A"

BEGINNING at an iron stake located in the northern right of way of McCreary Street, said iron stake located at the southeast corner of the property now or formerly owned by David Pressman, as described in Deed Book 1274, Page 560, Forsyth County Registry; running thence with Pressman's eastern line North 00 Deg. 22'41" East 299.99 feet to an iron stake; running thence South 89 Deg. 28'12" East 75.00 feet to an iron stake; running thence South 00 Deg. 22'41" West 299.99 feet to an existing stake located in the northern right of way of McCreary Street; running thence with said northern right of way North 89 Deg. 28'12" West 75.00 feet to an iron stake, the point and place of BEGINNING, as shown on a survey by Kenneth Lee Foster dated September 10, 1994. Also being informly known as Tax Lot 103, Block 1194, Forsyth County Tax Maps. For prior reference see Deed Book 1194, page 1742, Forsyth County Registry.

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