

DRAFTED BY: David A. Wallace - box 60

RECORDING TIME

FORSYTH CO, NC 130 FEE: \$ 8.00
PRESENTED & RECORDED: 01/29/1998 2:45PM
MICHELLE L. WOOD REGISTER OF DEEDS BY: NELSON

EXCISE TAX \$16.00

PROBATE AND FILING FEE: \$16.00

Tax Block: 940 Lot: 056, 057 Parcel Identifier No.: 01903 P1476 - P1476

Property Address: 2051 Urban Street Winston-Salem, North Carolina

Mail after recording to:

Mail future tax bills to:

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29 day of January, 1998, by and between

GRANTOR

GRANTEE

RUFINO H. SANTAMARIA and wife,
LUCIA B. SANTAMARIA

MARK A. GODFREY and wife, ANGELA S. GODFREY

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine or neuter as required by context.
WITNESSETH, that the Grantor, in consideration of \$10.00 ovc Ten Dollars and other valuable considerations 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 grantee in fee simple, all that certain lot or parcel of land in Forsyth County, North Carolina WINSTON Township, more particularly described as follows:

BEGINNING at an iron stake on the east property line of Urban Street, at the northwest corner of Lot #55; thence eastwardly with the north line of Lot #55 South 82 deg. 35' East 96.85 feet to an iron stake, the northeast corner of Lot #55; thence northwardly in a line parallel with the east line of said street North 70 deg. 25' East 50 feet to an iron stake, the southeast corner of Lot #58; thence westwardly with the south line of Lot #58 North 82 deg. 35' West 96.85 feet to an iron stake, said east property line of Urban Street; thence southwardly with said line South 70 deg. 25' West 50 feet to an iron stake, the place of BEGINNING, being known and designated as Lots Nos. 56 and 57 as shown on the map of A. E. Holton Homeplace property recorded in Plat Book 2, Page 9A in the office of the Register of Deeds of Forsyth County, N. C., being the same property conveyed by deed from J. R. Secrest and wife, Ollie Hine Secrest, to J. E. Spann and wife, Luna Spann, dated July 1, 1928, filed for registration August 25, 1928 and recorded in Book 302, Page 101 in the office of the Register of Deeds of Forsyth County, and being the same property conveyed by T. C. Abernethy, substituted trustee to Home Owner's Loan Corporation by that certain deed of record in Book 416, page 121, Forsyth County Registry.

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; save and except easements and restrictions of record.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

(seal) Rufino H. Santamaria (seal)
Rufino H. Santamaria
(seal) Lucia B. Santamaria (seal)
Lucia B. Santamaria

STATE OF NORTH CAROLINA - Forsyth County

I, David A. Wallace, a Notary Public of Forsyth County, NC, do hereby
certify that Rufino H. Santamaria and Lucia B. Santamaria
personally appeared before me this day and acknowledged the execution of the foregoing deed of
conveyance. Witness my hand and notarial seal this the 29 day of January, 1998.
My Commission Expires 11-27, 1999 David A. Wallace 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 David A. Wallace

is/are certified to be correct.

This the 29 day of January, 1998.
Dickie C. Wood, Register of Deeds for Forsyth County by:

Forsyth County Register of Deeds from 2701276

Deputy/Assistant

EX1993 P1476