

FORSYTH CO. NC 178 FEE: \$ 10.00
PRESENTED & RECORDED: 02/05/1998 4:31PM
DICKIE C. WOOD REGISTER OF DEEDS BY: CAMPRE

STATE OF NC REAL ESTATE EXT: \$ 300.00
BK1984 P2656 - P2657
Recording Time, Book and Page

Excise Tax \$300.00

Tax Block: ___ Lot: ___ Parcel Identifier No. ___
Verified by ___ County on the ___ day of ___, 1996
by ___

Mail after recording to: Crystal Michele Beasley, 6212 Regal Court, Charlotte, NC 28269
This instrument was prepared by ROBERT D. HINSHAW, ATTY.
Brief description for the Index

3001 Old Greensboro Road, Winston-Salem, NC

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30th day of January, 1998, by and between

GRANTOR	GRANTEE
C. A. BAILEY, JR., TRUSTEE UNDER THE C.A. BAILEY, JR. REVOCABLE DECLARATION OF TRUST DATED SEPTEMBER 23, 1996	CRYSTAL MICHELE BEASLEY

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 Middlefork Township, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake at the northeast intersection of U. S. Highway No. 421 and 158 (both being the same Road) and Barbara Jane Avenue; said avenue being shown on the Map of Sam Fulp Development No. 2, said Map being recorded in the Office of the Register of Deeds of Forsyth County, N.C., in Map Book 11, page 78. Running thence with the north margin of the above mentioned Highway, north 54 deg. 15 min. East 78.9 feet to an iron stake D. F. Cockrums corner, thence with the line of said Cockrum, north 26 deg. 40 min. West 122.6 feet to an iron stake said Cockrums corner; thence with the line of said Cockrum, north 65 deg. 14 min. East 31.5 feet to an iron stake said Cockrums corner; thence with the line of Cockrum, north 17 deg. 35 min. West 113.4 feet to an iron stake said Cockrums corner in the line of R. Lee Angel; thence with the line of said Angel, and falling in with the line of T. W. Fulp, south 73 deg. 07 min. West 150.6 feet to an iron stake in the east margin of Barbara Jane Avenue; thence with the east margin of Barbara Jane Avenue, south 32 deg. 06 min. East 271.6 feet to the place of beginning, containing 00.62 acres.

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The property hereinabove described was acquired by Grantor by instrument recorded in Book , 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:

Subject to easements and restrictions of record, if any, and 1998 ad valorem taxes.

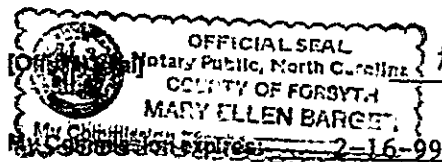
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (SEAL)
C. A. BAILEY, JR., TRUSTEE

NORTH CAROLINA - FORSYTH COUNTY

I, Mary Ellen Barger, a Notary Public for said County and State, certify that C. A. BAILEY, JR., TRUSTEE, personally came before me this day and acknowledged that acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5th day of February, 1998.



Mary Ellen Barger
NOTARY PUBLIC

NORTH CAROLINA - FORSYTH COUNTY

The foregoing (or annexed) Certificate(s) of Mary Ellen Barger, Notary Public, Forsyth County, NC is/are certified to be correct. This the 5th day of February, 1998.

DICKIE C. WOOD, Register of Deeds

By Dickie C. Wood, Deputy/Assistant

Probate and Filing Fee \$ _____ paid.

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