

DRAFTED BY: Daniel A. Frazier--Box

TITLE NOT SEARCHED

RECORDING TIME

FORSYTH CO, NC 19 FEE: \$ 10.00
PRESENTED & RECORDED: 02/06/1998 10:03AM
DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON
STATE OF NC REAL ESTATE EXT: \$ 2.00
BK1984 P2727 - P2728

EXCISE TAX

Tax Block: 1193 Lot: 012 Parcel Identifier No.:
Property Address: 2701 Farmall Dr., Winston-Salem, N.C., 27105
Mail after recording to: Frazier box
Mail future tax bills to: grantee at property address

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 4th day of February, 1998, by and between

GRANTOR

QUEEN N. CROSBY (single)

GRANTEE

George T. Powell, Jr.
and
Marcene Hairston

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 \$ 1.00 & OVC, One Dollar and OVC, to her
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:

Beginning at a point in the eastern margin of Farmall Street, said point also being the Northwest corner of Duke Power Company lot and also being located 134 feet North 87 deg. 00' West of the West margin of the Southern Railroad right of way and 200 feet North 3 deg. 00' East from the North margin of West 27th Street; running thence with the East margin of Farmall Street, South 33 deg. 00' West 211.24 feet, more or less, to a point, the P.C. or the beginning of a curve to the left, the radius of which is 15 feet on a chord of South 28 deg. 30' East 26.36 feet to a point in the North margin of West 27th Street South 87 deg. 00' East 102.6 feet, more or less, to a point in the Southwest corner of the Duke Power lot; then with the West line of the Duke Power lot; then with the West line of the Duke Power lot North 30 deg 00' East 200 feet to the point of Beginning.

This conveyance is made subject to easements, liens, restrictions, and mortgages of record, and in particular, subject to the outstanding balance of principal and accrued interest, penalties, and late fees, upon the mortgage to Gerald Holcomb, et al.

This conveyance is made further subject to all unpaid property taxes, including those for the current year, which have not been pro-rated.

For back title see the deeds in book 1563, page 969, and book 1706, page 1615.

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The above land was conveyed to Grantee by Ella Mae Pierce, et al 1876 1653
Forsyth County Register of Deeds Book LFD 1296 (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 subject to the following exceptions:

IN WITNESS WHEREOF the Grantor has 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) _____(seal)
Queen N. Crosby (seal) _____(seal)
QUEEN N. CROSBY (single) _____(seal)
_____(seal) _____(seal)
_____(seal) _____(seal)
_____(seal) _____(seal)

Corporate Name

ATTEST:

By: _____

President

Secretary

Corporate Seal

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby
certify that _____ personally came before me this day and
acknowledged that he is _____ secretary of _____
a North Carolina corporation, and that by authority duly given 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 _____ as its _____ Secretary.

Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, Freida M. Frazier, a Notary Public of Forsyth County, NC, do hereby
certify that QUEEN N. CROSBY (single)



My Commission Expires

_____ personally appeared before me this day and acknowledged the execution of the foregoing deed of
conveyance. Witness my hand and notarial seal this the 4th day of February, 1998.

SEAL/STAMP

My commission expires Sept. 24, 192000. Freida M. Frazier 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

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

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 Freida M. Frazier, NP

_____ is/are certified to be correct.

This the 6 day of Feb, 1998.

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

Almond

Deputy/Assistant

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