

DRAFTED BY: Edward R. Green

RECORDING TIME FORSYTH CO. NC 107 FEE: \$ 8.00  
PRESENTED & RECORDED: 03/30/1998 12:04PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS  
STATE OF NC REAL ESTATE EXT: \$ 60.00  
BK1994 P 454 - P 454 Jarmy Thomas

EXCISE TAX

PROBATE AND FILING FEE \$ PAID

Tax Block: 1954 Lot: 52 & 51 Parcel Identifier No.:

Property Address: 421 Mt. Vernon Avenue, Winston-Salem, North Carolina 27105

Mail after recording to: Grantee: ~~854 W. 5th St. Winston-Salem, NC 27101~~ Ed Green Box 38

Mail future tax bills to: Grantee: ~~Same as above~~ 854 W. 5th St. W.S. 27101

### FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30th day of March, 19 98, by and between

GRANTOR

GRANTEE

PAULINE G. BLOUNT (DIVORCED)

FERRELL CONSTRUCTION COMPANY

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 & ovc Ten Dollars and other 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 in Forsyth County, North Carolina WINSTON Township, more particularly described as follows:

BEGINNING at a point in the east line of Mt. Vernon Avenue which said point is in the southwest corner of Lot No. 53 on the map hereinafter referred to, and running thence along the south line of Lot No. 53 South 87° 00' East 150 feet to a point; running thence South 3° 00' West 75 feet to a point; running thence North 87° 00' West 150 feet to a point in the east line of Mt. Vernon Avenue; running thence along the east line of Mt. Vernon Avenue North 3° 00' East 75 feet to the place of BEGINNING.

The above described property is all of Lot No. 52 and the northern 25 feet of Lot No. 51, both as shown on the map of Masten Park, Section 3, recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 7, page 42, to which map reference is hereby made. The calls in this description are in accordance with a survey thereof by J.F. Ellerbe, C.E., dated July 8, 1955.

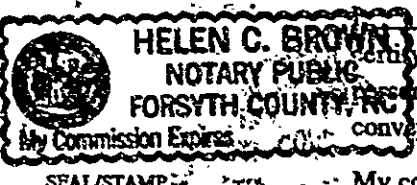
The above land was conveyed to Grantor by (see book number page)

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.

Pauline G. Blount (seal) \_\_\_\_\_ (seal)  
Pauline G. Blount  
\_\_\_\_\_  
(seal) \_\_\_\_\_ (seal)

STATE OF NORTH CAROLINA - Forsyth County

 Helen C. Brown, a Notary Public of Forsyth County, NC, do hereby certify that Pauline G. Blount personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 30th day of March, 19 98.  
SEAL/STAMP My commission expires 3/2/99, 19 99 Helen C Brown 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 Helen C. Brown is/are certified to be correct.

This the 30 day of March, 19 98.  
Dickie C. Wood, Register of Deeds for Forsyth County by:

BK1994 P0454

[Signature] Deputy/Assistant  
Forsyth County Register of Deeds Form RFD 12/94