

FORSYTH CO, NC 272 FEE: \$ 10.00
 PRESENTED & RECORDED: 04/09/1998 5:00PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: CAMPBELL

STATE OF NC REAL ESTATE EXTX: \$ 74.00

BK1996 P2688 - P2689 *B Campbell*

Excise Tax \$ _____

Prepared By: John A. Meadows, Esquire

Return To: Grantees at 557 Kirkman Road, Lexington, North Carolina 27292

STATE OF NORTH CAROLINA)
) WARRANTY DEED
 COUNTY OF FORSYTH)

THIS DEED made this the 9th day of April, 1998 by WILLIAM VINCENT PALANIS (unmarried) hereinafter referred to as "Grantor", and JERRY W. BLACKWELDER, hereinafter referred to as "Grantee";

The designation Grantors and Grantees 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.

W I T N E S S E T H:

That the Grantor, for a valuable consideration paid by 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 Winston Township, Forsyth County, North Carolina, and more particularly described as follows:

BEGINNING at an existing iron pin in the Western right of way line of Argonne Boulevard, said iron being the Southeast corner of the Theodore Halsey property as described in Deed Book 1117, Page 1283, Forsyth County Registry; running thence from said point of BEGINNING with the Western right of way line of Argonne Boulevard South 14 degrees 30 minutes 00 seconds East 50.15 feet to an existing iron pin located in the Western right of way line of Argonne Boulevard, said iron pin also being the Northeast corner of the Gene Pack property as described in Deed Book 1687, Page 3925, Forsyth County Registry; running thence with the Northern boundary line of said Gene Pack property South 74 degrees 48 minutes 50 seconds West 144.75 feet to an existing iron pin located in the Eastern boundary line of the John Thomas property as described in Deed Book 1342, Page 723, Forsyth County Registry, said iron pin also being the Northwest corner of said Gene Pack property; running thence with the Eastern boundary line of said John Thomas property North 12 degrees 46 minutes 46 seconds West 49.84 feet to an existing iron pin located in the Eastern boundary line of said John Thomas property, said iron pin also being the Southwest corner of said Theodore Halsey property; running thence with the Southern boundary line of said Theodore Halsey property North 74 degrees 40 minutes 21 seconds East 143.26 feet to the point and place of BEGINNING, containing 0.165 acres, more or less, according to a survey by Philip T. Hedrick, R.L.S., dated April 1, 1998 and BEING KNOWN AND DESIGNATED as Lot Nos. 537 and 538 as shown on the plat of Longview Development Subdivision, # 2, recorded in Plat Book 1, Page 39A, Forsyth County Registry.

Tax Block 1781, Lots 537 & 538

Property Address: 1542 Argonne Boulevard
 Winston-Salem, North Carolina 27127

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1946, Page 688, Forsyth County Registry.

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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 covenant 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 restrictive covenants, easements, and rights of way of record.

IN WITNESS WHEREOF, the Grantor hereunto sets his hand and seal the day and year first above written.

William Vincent Palanis (SEAL)
WILLIAM VINCENT PALANIS (unmarried)

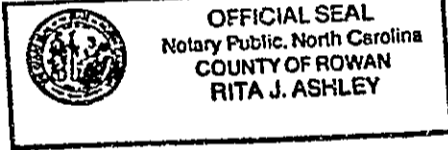
STATE OF NORTH CAROLINA, FORSYTH County ss:

I, Rita J. Ashley, a Notary Public of the County of Rowan, State of North Carolina, do hereby certify that WILLIAM VINCENT PALANIS (unmarried) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 9th day of April, 1998.

My Commission Expires: 10-20-2001

Rita J. Ashley
Notary Public



STATE OF NORTH CAROLINA, FORSYTH County ss:

The foregoing certificate(s) of Rita J. Ashley is certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By *Dickie C. Wood*
~~Deputy/Assistant~~ - Register of Deeds

DICKIE C. WOOD, REGISTER OF DEEDS

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