

FORSYTH CO, NC 87 FEE: \$ 12.00
PRESENTED & RECORDED: 05/26/1998 12:15PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA ✓
NO TAXABLE CONSIDERATION
BK2004 P3630 - P3632

Excise Tax \$0.00

Recording Time, Book and Page

Tax Lot No. 2440/002H Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to Charles T. Cunningham 76
202 West Third Street, Winston-Salem, NC 27101

This instrument was prepared by Charles T. Cunningham

Brief description for the Index LT 2.HILL & GRAVES

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 19th day of May, 1998, by and between

GRANTOR
Bethel P. Smith (single)

GRANTEE
Bethel P. Smith (single)
Constance Ellis (single)
1814 E. 1st Street
Winston-Salem, NC 27101

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 City of Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT

BK2004PG3630

The property hereinabove described was acquired by Grantor by instrument recorded in 95E1689; Book 1043, Page 1577

A map showing the above described property is recorded in 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: Easements and Restrictions of record.

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.

(Corporate Name) Bethel P. Smith (single) (SEAL)

By: President (SEAL)

ATTEST: (SEAL)

Secretary (Corporate Seal) (SEAL)

USE BLACK INK ONLY

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Bethel P. Smith (single) Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 19th day of May, 1998

My commission expires: 5/12/99 Notary Public

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that he is Secretary of

a North Carolina corporation, and that by authority duly given and 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 official stamp or seal, this day of, 19

My commission expires: Notary Public

The foregoing Certificate(s) of Charles T. Cunningham, AP

is/are 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: Deputy Assistant - Register of Deeds

EXHIBIT

lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and BEGINNING at an iron stake on the South side of East First Street (formerly Belew Creek Road), said stake being distant Eastwardly 203.4 feet from the Southeast intersection of Cameron Avenue and East First Street, and running thence from said beginning point along the South side of East First Street as the same curves South 69 degrees 35' East 67.2 feet to an iron stake, Northwest corner of Lot No. 3 on the hereinafter mentioned map; thence South 5 degrees West 225 feet to an iron stake; thence North 84 degrees West 65 feet to an iron stake, Southeast corner of Lot No. 5; thence along the East lines of Lots Nos. 5, 5-A, and 1, North 6 degrees East 241.8 feet to an iron stake on the South side of East First Street, the place of BEGINNING. The same being Lot No. 2, on a map of property of Hill and Graves, made by J. N. Ellerbe, C. E., on January 3, 1957, said map being unrecorded. And being a part of a 6 acre tract of land described in Deed Book 587 Page 10. For further reference see Deed Book 763 at Page 115 of the Forsyth County Registry.

BK2004PG3632

RECORDER'S MEMO
Record of Poor Quality Due
to Condition of Original