

FORSYTH CO, NC 73 FEE: \$ 14.00
PRESENTED & RECORDED: 06/25/1998 12:29PM ✓
DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA
STATE OF NC REAL ESTATE EXT: \$ 32.00
BK2010 P1947 - P1950

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of , 19

Mail after recording to (Deal Box) *DA*

This instrument was prepared by ... R. Brandt Deal

Brief description for the Index Lot 47, Block 5137

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15 day of June, 19 98, by and between

GRANTOR

GRANTEE

Keith A. Best
and wife,
Santa M. Best
and,
Donald W. Adkins
and wife,
Cynthia Louise Smith Adkins

William Mumford Jones

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

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

BK2010PG1947

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat 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.

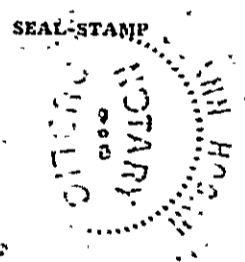
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

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)
By:
President
ATTEST:
Secretary (Corporate Seal)

USE BLACK INK ONLY

Keith A. Best (SEAL)
Santa M. Best (SEAL)
Donald W. Adkins (SEAL)
Cynthia Louise Smith Adkins (SEAL)
Cynthia Louise Smith Adkins



NORTH CAROLINA,
I, a Notary Public of the County and State aforesaid, certify that Keith A. Best & Santa M. Best Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 12 day of June, 1994. My commission expires: 6-24-02 James J. [Signature] Notary Public

SEAL-STAMP

NORTH CAROLINA,
I, a Notary Public of the County and State aforesaid, 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 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

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.

REGISTER OF DEEDS FOR COUNTY
By Deputy/Assistant - Register of Deeds

BK2010PG1948

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Joann Hyman, a Notary Public of the County of Forsyth, State of North Carolina, do hereby certify that Keith A. Best personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 13 day of June, 1958.

Joann Hyman (SEAL)
Notary Public

My Commission Expires: 6-24-02

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Joann Hyman, a Notary Public of the County of Forsyth, State of North Carolina, do hereby certify that Santa M. Best personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 13 day of June, 58.

Joann Hyman (SEAL)
Notary Public

My Commission Expires: 6-24-02

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Joann Hyman, a Notary Public of the County of Forsyth, State of North Carolina, do hereby certify that Donald W. Adkins personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 15 day of June, 58.

Joann Hyman (SEAL)
Notary Public

My Commission Expires: 6-24-02

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Joann Hyman, a Notary Public of the County of Forsyth, State of North Carolina, do hereby certify that Cynthia Louise Smith Adkins personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 15 day of June, 1958.

Joann Hyman (SEAL)
Notary Public

My Commission Expires: 6-24-02

BK2010PG1949

STATE OF NC - FORSYTH CO
The foregoing certificate(s) of Joann Hyman
NP(s) is/are
certified to be correct this the 13 day of June, 1958
Dickie C. Wood, Register of Deeds by: Carroll Deputy/Asst.

EXHIBIT "A"

BEGINNING at an iron stake, said iron being located in the southern right-of-way line of the Baux Mountain Road, said stake being South 35° East along said right-of-way line 257.48 feet from an iron, the northwest corner of the property of Virginia McGill as recorded in Book 1259, Page 1067, Forsyth County Registry, said point also being where the south line of Tract No. 4, being the north line of Tract No. 5, at the Joseph Creson Lands intersects the southeast line of said Baux Mountain Road; running thence South 57° 25' 21" East 167.74 feet to an iron stake; thence South 35° 32' 47" West 129.76 feet to an iron stake; thence North 64° 57' 47" West 168.59 feet to an iron stake in the southeast right of way line of said Baux Mountain Road; thence with the said right of way line North 34° 53' 08" East 151.84 feet to the BEGINNING, containing .5390 acres more or less, all according to a survey by Thomas A. Riccio dated May 18, 1998.

The above-described property is also known as Lot 47, Block 5137, Forsyth County Tax Maps as presently constituted and is the same property as described in Book 1965, Page 3830, Forsyth County Registry.

Descriptions\jones.wm\pk

BK2010PG1950