

DRAFTED BY: Daniel A. Frazier--BOX

RECORDING TIME FORSYTH CO, NC 86 FEE: \$ 8.00
PRESENTED & RECORDED: 07/02/1998 12:54PM
DICKIE C. WOOD REGISTER OF DEEDS BY: CAMPBE
STATE OF NC REAL ESTATE EXT: \$ 5.00
BK2012 P1655 - P1655 B. Campbell

EXCISE TAX

PROBATE AND FILING FEE \$ PAID

Tax Block: 1551 Lot: 20, 21 & 22 Parcel Identifier No.:
Property Address: Chandler Street, Winston-Salem, NC
Mail after recording to: Frazier Box #64
Mail future tax bills to: grantee at 2114 Hickwood Rd., High Point, NC, 27265

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8th day of June, 19 98, by and between

GRANTOR

GRANTEE

BARBARA F. WOLFE and husband,
HENRY L. WOLFE

JOSH L. DILLINGHAM

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 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, Middlefork Township, more particularly described as follows:

Situate on the west side of Chandler Street in Motor Heights No. 2 in the City View Section three miles east of Winston-Salem, N.C., beginning at a stake on the west side of Chandler Street the S.W. corner of Raymond Fulp's Lot No. 23, thence in a westwardly direction along Chandler Street 150 feet to a stake in R. Lee Angel's line, thence northwardly along said Angel's line 170 feet to a stake, thence south 65 degrees 21' east 239 feet to a stake in the N.E. corner of Lot No. 23 owned by Raymond Fulp, thence along the line of Lot No. 23, 144 feet to the place of beginning.

For a more particular description reference is made to Lots No. 20, 21, and 22 which are recorded in the Office of the Register of Deeds for Forsyth County, N.C. in Plat Book No. 3, Page 73a.

**The previous Deed (book 1637, page 3729) was conveyed to Barbara F. Wolfe under a Power of Attorney granted to her by her mother. The Power of Attorney (book 1335, page 1266) did not contain the authority to make gifts of property without consideration. However, this situation was corrected by the estate proceedings of Cleatie C. Fulp, see Forsyth County estate file 1998 E0-31.

The above land was conveyed to Grantor by Cleatie C. Fulp (see book number 1637 page 3729)

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.

_____(seal) _____(seal)
Barbara F. Wolfe _____(seal) *Henry L. Wolfe* _____(seal)
BARBARA F. WOLFE HENRY L. WOLFE

STATE OF NORTH CAROLINA - Forsyth County
Virginia A. Jones, a Notary Public of Forsyth County, NC, do hereby certify that Barbara F. Wolfe and husband, Henry L. Wolfe personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 12th day of June, 19 98.
My commission expires November 12, 2000. Virginia A. Jones 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 *Virginia A. Jones* is/are certified to be correct.

This the 2 day of *Jan*, 19 98.
Dickie C. Wood, Register of Deeds for Forsyth County by: *Dickie C. Wood* Deputy/Assistant
BK2012PG1655