

FORSYTH CO, NC 12 FEE: \$ 12.00  
PRESENTED & RECORDED: 07/28/1998 09:59AM  
DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON  
NO TAXABLE CONSIDERATION  
BK2016 P1199 - P1201

*[Handwritten Signature]*

Excise Tax \$0.00

Recording Time, Book and Page

Tax Lot No. 1558/054A Parcel Identifier No.  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

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

This instrument was prepared by Charles T. Cunningham

Brief description for the Index  
LT 54.56.58.60. MOTOR HEIGHTS

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 23rd day of July, 1998, by and between

GRANTOR	GRANTEE
Kenneth Edward Byers (divorced)	Anita Joyce Byers (divorced)  437 Nash Avenue 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 Middlefork Township, Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT

THE PURPOSE OF THIS DEED IS TO CONVEY THE GRANTOR'S UNDIVIDED ONE HALF INTEREST IN THE ABOVE DESCRIBED PROPERTY.

BK2016PG1199

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1697, Page 417

A map showing the above described property is recorded in Book 1, Page 98

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)

By: .....

..... President

ATTEST: .....

..... Secretary (Corporate Seal)

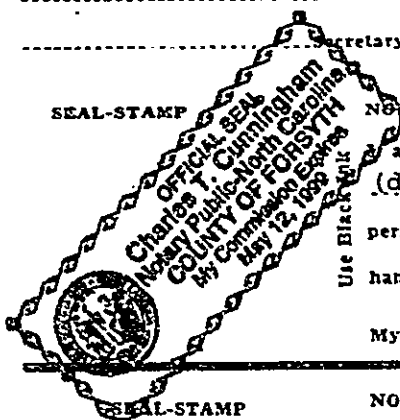
USE BLACK INK ONLY

*Kenneth Edward Byers* (SEAL)  
Kenneth Edward Byers

..... (SEAL)

..... (SEAL)

..... (SEAL)



SEAL-STAMP NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Kenneth Edward Byers (divorced) Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23rd day of July, 1998.

My commission expires: 05-12-99 Notary Public

SEAL-STAMP NORTH CAROLINA, ..... County.

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 Charles T. Cunningham, N.P.

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.

DICKIE C. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR ..... COUNTY

By *[Signature]* Deputy/Assistant Register of Deeds

BK2016PG1200

EXHIBIT

Lying and being in Middlefork Township (now Winston) and BEGINNING at an iron stake on the east side of Ford Avenue, the northwest corner of lot no. 55, and running thence along the east side of Ford Avenue North 3 deg. 30 min. East a distance of 100 ft. to an iron stake; thence South 87° 18' E. a distance of 250 ft. to an iron stake; thence S. 3° 30' E. a distance of 100 ft. to an iron stake, the N.E. corner of lot no. 63; running thence N. 87° 18' W. a distance of 250 ft. to the place of BEGINNING, and being the southern 100 feet of lot nos. 54, 56, 58, 60 and 62 as shown on the plat of Motor Heights, recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 1 at page 98.

Property Address: 437 Nash Street, Winston-Salem, NC 27101

BK2016PG1201