FORSYTH CO,NC 12 FEE: 12.00 PRESENTED & RECORDED: 07/28/1998 09:59AM DICKIE C. HOOD REGISTER OF DEEDS BY:NELSON NO TAXABLE CONSIDERATION EX2016 P1199 - P1201

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_____, 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 Anita Joyce Byers (divorced) (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 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

N.C. Bar Association Form No. L-3, 0 1976, Revised 0 1977 This Standard Form has been approved jointly by: The M. C. Bar Association and The M. C. Association of Realtors⁶. Inc.

NCBA 001

SoftPro

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.

(GEAL) (Corporate Name) (Cor	above written.	e Grantor has hereunto set his rized officers and its seal to be he	reunto					;
Ey:				Kunith	Edward	e squ	(SEAL)	,
Persident ATTEST: SEAL-STAMP North Carolina. Forsyth Only Public of the County and State aforesald, certify that Kenneth Edward Byers (Givorced) Formatical stamp of seal, this 22KG. day of North Carolina stamped before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp of seal, this 22KG. day of North Carolina corporation, and that by suthersity Public given and as the act of the county and State aforesald, 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 Fresident, sealed with its corporate seal and attested by As its Secretary. Witness my hand and official stamp or seal, this And of the county and State aforesald, ecrtify that 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 Fresident, sealed with its corporate seal and attested by An orth Carolina corporation, and that by authority duly in the foregoing Certificates my hand and official stamp or seal, this And of the county as its Notary Public The foregoing Certificates of Cytocks. Notary Public Notary Public Elected to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Fage above on the first page hereof. Bickle C. Wold, REGISTEN CS LEED. REGISTER OF DEEDS FOR. FOR COUNTY			3					
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H.C. Bar Association Form No. L-3, 6 1976, Revised 6 1977
This Standard Form has been approved jointly by:
The M. C. Bar Association and The N. C. Association of Realtons, Inc.

MCBY 001

SoftPro

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 fit to an iron stake; thence South 87° 18' E. a distance of 100 ft. to an iron stake; thence S. 3° 30' E. a distance of 250 to an iron stake, the N.E. corner of lot no. 63; running thence nor la' W. a distance of 250 ft. to the place of BEGINNING, 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