

FORSYTH CO, NC 370 FEE: \$ 12.00
PRESENTED & RECORDED: 07/31/1998 3:42PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODGONA
STATE OF NC REAL ESTATE EXT: \$ 250.00
BK2017 P1640 - P1642

Excise Tax

Recording Time, Book and Page

Tax Lot No. 55, BLOCK 0101 Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to GRANTEE: 613 WEST FIRST STREET, WINSTON-SALEM, NC 27101

This instrument was prepared by W. MCNAIR TORNOW, ATTORNEY AT LAW

Brief description for the Index

613 WEST FIRST STREET

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31 day of JULY, 19 98, by and between

GRANTOR

GRANTEE

JEFFERY WILLIAM MACINTOSH AND WIFE,
SUSAN E. MACINTOSH

JUDITH B. MALOY

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 EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

BK2017P31640

The property hereinabove described was acquired by Grantor by instrument recorded in DB 1413, P 0981

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:

EXCEPT EASEMENTS, CONDITIONS, RESTRICTIONS OF RECORD, IF ANY, AND 1998 AD VALOREM PROPERTY TAXES TO BE PRORATED.

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

JEFFERY WILLIAM MACINTOSH (SEAL)

SUSAN E. MACINTOSH (SEAL)

(SEAL)

(SEAL)

SEAL-STAMP

NORTH CAROLINA,

FORSYTH

County.



OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF DAVIE
AMY G. POWERS
My Commission Expires

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

JEFFERY WILLIAM MACINTOSH

Grantor,

My Commission Expires

hand and official stamp or seal, this

31

JULY

1998

My commission expires: 6/1/99

Amy G. Powers

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 Amy G. Powers

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.

DEKIE C. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR

FORSYTH

COUNTY

By Deputy/Assistant - Register of Deeds

BK2017PG1641

EXHIBIT A

BEGINNING at an iron stake in the North right of way line of First Street, said iron stake being located South 86 deg. 20 min. West 120 feet from the Northwest intersection of the right of way lines of Poplar Street and First Street; running thence with the North right of way line of First Street South 86 deg. 20 min. West 60 feet to an iron stake; running thence North 3 deg. 15 min. West 140 feet to an iron stake; running thence North 86 deg. 20 min. East 60 feet to an iron stake; running thence South 3 deg. 15 min. East 140 feet to the point and place of BEGINNING. Being designated as Lot 55, Block 101 on the Forsyth County Tax Map.

Being the same and identical property as described in Deed Book 1413, Page 0981, Forsyth County Registry.

BK2017PG1642