

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.

BK2017FS1640

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)
JEFFERY WILLIAM MACINTOSH
Susan E. Macintosh (SEAL)
SUSAN E. MACINTOSH
..... (SEAL)
..... (SEAL)

SEAL-STAMP NORTH CAROLINA, FORSYTH County.
I, Amy G. Powers, Notary Public of the County and State aforesaid, certify that JEFFERY WILLIAM MACINTOSH
SUSAN E. MACINTOSH Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 31 day of 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.

Dixie C. Wood, REGISTER OF DEEDS FOR FORSYTH COUNTY
By Dixie C. Wood 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