

DRAFTED BY: R. MICHAEL WELLS
ATTORNEY AT LAW

RECORDING TIME

FORSYTH CO, NC 390 FEE: \$ 10.00
PRESENTED & RECORDED: 07/31/1998 3:49PM
DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON
STATE OF NC REAL ESTATE EXT: \$ 264.00
BK2017 P1738 - P1739

EXCISE TAX

PROBATE AND FILING FEE \$ PAID

Tax Block: 101 Lot: 102 Parcel Identifier No.:
Property Address: 118 N Poplar Street, Winston-Salem, NC 27101
Mail after recording to: Grantees, 118 N Poplar Street, Winston-Salem, NC 27101
Mail future tax bills to: same as above

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29th day of July, 19 98, by and between

GRANTOR

GRANTEE

JACK EUGENE ATKINS
(unmarried)

JOSEPH C. YATES and wife,
MELISSA C. YATES

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 & O.V.C. Ten Dollars and Other Valuable Considerations, to them 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 Winston Township, more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE.

Save and except easements and restrictions of record, if any, 1998
ad valorem property taxes are to be prorated through date of closing.

The above land was conveyed to Grantor by Joseph E. Franklin (see book number 1850 page 2348)

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.

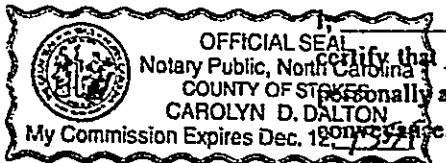
Jack Eugene Atkins (seal) _____ (seal)
JACK EUGENE ATKINS
_____ (seal) _____ (seal)

STATE OF NORTH CAROLINA - Forsyth County

CAROLYN D. DALTON

STOKES

, a Notary Public of Forsyth County, NC, do hereby



Certify that Jack Eugene Atkins (unmarried)

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 31st day of July, 1998.

SEAL/STAMP

My commission expires Dec. 12, 19 99.

Carolyn D. Dalton 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 Carolyn D. Dalton is/are certified to be correct.

This the 31 day of July, 1998.

Dickie C. Wood, Register of Deeds for Forsyth County by:

B. Campbell

Deputy/Assistant

BK2017PG1738

Forsyth County Register of Deeds Form RD71 12/96

EXHIBIT A

BEING KNOWN and designated as Lot 102, Block 101 on the City and County Tax Maps; Beginning at an iron stake on the west side of North Poplar Street, said point of Beginning being 140 feet North of the northwest intersection of First and North Poplar Streets; running thence along the west side of North Poplar Street North 5° 30' West 60 feet to an iron stake; thence south 83° 50' West 160 feet to an iron stake; thence south 21° 50' West 42.2 feet to an iron stake; thence south 3° 50' East 22.6 feet to an iron stake; thence North 83° 50' East 180 feet to the place of Beginning. Being the same property described in that certain deed from T.C. Abernathy, Substitute Trustee, to Home Owners' Loan Corporation, dated September 11, 1939, and recorded in Book 455 Page 269, Forsyth County Registry. This is the same property as that described in Deed Book 110 at page 177 of the Forsyth County Registry, except therefrom the property described in Deed Book 132 at page 112 of the Forsyth County Registry.

RECORDER'S MEMO

Record of Poor Quality Due
to Condition of Original

BK2017PG1739