

DRAFTED BY: Daniel A. Frazier

RECORDING TIME

FORSYTH CO, NC 151 FEE: \$ 10.00  
PRESENTED & RECORDED: 08/12/1998 3:07PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: CAMPBELL

STATE OF NC REAL ESTATE EXTX: \$ 50.00  
BK2019 P 585 - P 586

EXCISE TAX

PROBATE AND FILING FEE \$ PAID

Tax Block: 2228 Lot: 052 Parcel Identifier No.:  
Property Address: 1005 Ada Ave, Winston-Salem, NC  
Mail after recording to: Frazier Box 64  
Mail future tax bills to: Grantee at 4834 Westmoreland Dr., Winston-Salem, NC 27105

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 12th day of August, 1998, by and between

GRANTOR

SWANSON KYLE ALLRED, widower

GRANTEE

ROY W. MYERS, and wife,  
MYRTLE K. MYERS

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 \$ 25,000.00, Twenty-five Thousand & no/100 to him 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:

BEING KNOWN AND DESIGNATED as Lot Nos. 52, 53 and 54 as shown on the Map of the A.T. Cox Development as recorded in Plat Book 9, Page 117, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

The above land was conveyed to Grantor by Willie Lanier a/w (see book number 1037 page 0701)

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.

SWANSON KYLE ALLRED, widower (seal) (seal)

By: Susan Dawson, Sue Dawson (seal) (seal)  
Sue Dawson, Attorney-in-fact AKA Susan Dawson

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

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 \_\_\_\_\_

is/are certified to be correct.

This the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

BK2019PC0585

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

Deputy/Assistant

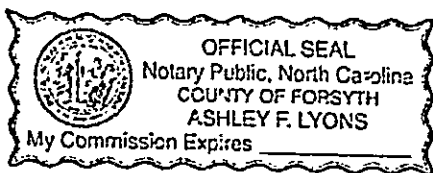
CERTIFICATE OF ACKNOWLEDGMENT--BY ATTORNEY-IN-FACT

NORTH CAROLINA, FORSYTH COUNTY

I, Ashley F. Lyons, a notary public of Forsyth County, North Carolina, do hereby certify that Susan Dawson aka Sue Dawson, attorney in fact for Swanson Kyle Allred (widower), personally appeared before me this day, and being duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of Swanson Kyle Allred (widower), and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, on Book 2019, Page 5, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; that the said Susan Dawson aka Sue Dawson, acknowledged the due execution the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Swanson Kyle Allred (widower).

I do further certify that I am not a party to the attached instrument.

WITNESS my hand and seal this the 12 day of August, 1998.



Ashley F. Lyons  
Notary Public

My Commission expires: Nov. 4, 2001

STATE OF NORTH CAROLINA, Forsyth County

The foregoing (or annexed) certificate of Ashley F. Lyons, Notary Public, is hereby certified to be correct. This the 12<sup>th</sup> day of August, 1998.

Dickie C. Wood, Register of Deeds

By [Signature] Deputy Assistant

BK2019PG0586