

DRAFTED BY: Renita O. Thompkins
Title search requested or performed

RECORDING TIME FORSYTH CO., NC 383 FEE: \$ 10.00
PRESENTED & RECORDED: 10/30/1998 3:56PM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
NO TAXABLE CONSIDERATION
BK2032 P3861 - P3862

[Handwritten signature]

EXCISE TAX _____ PROBATE AND FILING FEES _____ PAID _____
Tax Block: 2360 Lot: 247B Parcel Identifier No.: _____
Property Address: 25 ARNOLD AVENUE WINSTON SALEM, NC 27127-6019
Mail after recording to: Renita O. Thompkins Box
Mail future tax bills to: Tonya Byerly Ward

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 12th day of October, 19 98, by and between

GRANTOR

GRANTEE

Tonya Byerly Ward and husband
Bradley Alan Ward

Tonya Byerly Ward and husband
Bradley Alan Ward

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 & OTHER VARIABLE CONSIDERATIONS BE 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:

See attached Exhibit A for the legal description which is hereby incorporated by reference.

The above land was conveyed to Grantor by _____ (see book number _____ 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, 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.

[Signature] (seal) *[Signature]* (seal)
Tonya Byerly Ward Bradley Alan Ward
(seal) (seal)

STATE OF NORTH CAROLINA - Forsyth County
[Seal] Sharon F. Clark, a Notary Public of Forsyth County, NC, do hereby certify that Tonya Byerly Ward personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 8 day of October, 19 98.
My commission expires August 13, 2003. *[Signature]* Notary Public

STATE OF NORTH CAROLINA - Forsyth County
[Seal] Sharon F. Clark, a Notary Public of Forsyth County, NC, do hereby certify that Bradley Alan Ward personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 12th day of October, 19 98.
My commission expires 11/01, 1999. *[Signature]* Notary Public

The foregoing Certificate(s) of Sharon F. Clark

This the 30th day of October, 19 98.
Dickie C. Wood, Register of Deeds for Forsyth County by:
[Signature] Deputy/Assistant
Forsyth County Register of Deeds form RFD 1276

is/are certified to be correct.
BK2032PG3861

EXHIBIT A

BEING KNOWN AND DESIGNATED AS LOT NO. 247, AS SHOWN ON THE MAP OF WESTON, SECTION NO. 4, AS RECORDED IN PLAT BOOK 13, PAGE 221(2), IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. FOR FURTHER REFERENCE, SEE DEED BOOK 1435, PAGE 718.

BEING INFORMALLY KNOWN AS TAX LOT 247B, BLOCK 2360, WINSTON TOWNSHIP, FORSYTH COUNTY TAX RECORDS.

PROPERTY ADDRESS: 25 ARNOLD AVENUE
WINSTON-SALEM, NORTH CAROLINA 27127

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