

FORSYTH CO, INC 216 FEE: \$ 10.00
PRESENTED & RECORDED: 11/17/1998 4:06PM
DICKIE C. MOOD REGISTER OF DEEDS BY: HODVA
STATE OF NC REAL ESTATE EXTX: \$ 22.00
BK2035 P3780 - P3781

Excise Tax \$22.00

Recording Time, Book and Page

Tax Lot No. 349, Block 0456 Parcel Identifier No.
Verified by County on the day of
by

Mail after recording to CLAIBOURN RICKY EATON, 851 North Gray Avenue, Winston-Salem,
NC 27101

This instrument was prepared by Stafford R. Peebles, Jr., Attorney at Law

Brief description for the Index

Lot 349, North Cameron Park Addition

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 5 day of November, 1998, by and between

GRANTOR

Billie Boulware Gregory (inadvertently
shown in Last Will and Testament as
Billie G. Gregory) and husband,
Johnny Gregory
(Being living residuary beneficiaries
named in Article II of the Last Will
and Testament of Clara V. Boulware)

GRANTEE

Clai_bourn Ricky Eaton and
wife, Denise Louise Brooks Eaton

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:

Said lot lying and being on the East side of Cameron Avenue, between Eighth and Ninth Streets, having a frontage on Cameron Avenue of 50 feet and of that same width extending back Eastwardly between parallel lines a distance of 105 feet to a 10 foot alley.

Being known and designated as lot number 349 as shown by and upon a map of North Cameron Park Addition made by G. F. Hinshaw, Civil Engineer, in January 1938 and of record in the Public Registry of Forsyth County in Plat Book number 8 at Page 217, 8 sheets.

BK2035PG3780

The property hereinabove described was acquired by Grantor by instrument recorded in Book 438, Page 264

A map showing the above described property is recorded in Plat Book 8 page 217

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:

Save and except easements and restrictions of record, if any, and 1998 ad valorem taxes, pro rated at closing.

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.

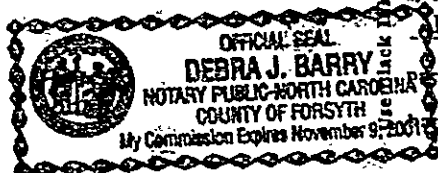
(Corporate Name)
By: _____
President
ATTEST:
Secretary (Corporate Seal)

USE BLACK INK ONLY

Billie Boulware Gregory (SEAL)
Billie Boulware Gregory
Johnny Gregory (SEAL)
Johnny Gregory
(SEAL)
(SEAL)

SEAL-STAMP

NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that Billie Boulware Gregory and husband, Johnny Gregory Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 9 day of November, 1998
My commission expires: November 9, 2001 Debra J. Barry 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 _____
My commission expires: _____ Notary Public

The foregoing Certificate(s) of Debra J. Barry, Notary Public, Forsyth County, NC

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.

DICKIE C. WOOD

REGISTER OF DEEDS FOR Forsyth COUNTY

By _____ Deputy/Assistant - Register of Deeds

BK2035PG3781