

\*DRAWN BY: D. P. Mast, Jr.

RECORDING TIME

FORSYTH CO., NC 92 FEE: \$ 14.00  
PRESENTED & RECORDED: 11/30/1998 11:02AM  
DICKIE C. WOOD-REGISTER OF DEEDS BY: HODDVA  
STATE OF NC REAL ESTATE EXTX: \$ 182.00  
BK 2038 P 445 - P 448

EXCISE TAX Part of

PROBATE AND FILING FEE \$ PAID

Tax Block: 6084 Lot: 163 / Parcel Identifier No.:  
Property Address: 207 West Third Street, Winston-Salem, NC 27101  
Mail after recording to: Sapp and Mast (Box)  
Mail future tax bills to:

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

THIS DEED made this 25 day of November, 19 98, by and between

GRANTOR

Edwin W. Mendenhall and wife,  
Jane B. Mendenhall

GRANTEE

Wilburn C. Clary, II and wife,  
Linda I. Clary

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine or feminine as required by context.  
WITNESSETH, that the Grantor, in consideration of \$ 10.00 O.V.C. Ten Dollars and other valuable considerations 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:

THAT TRACT OF LAND and building located thereon and being known as 207 West Third Street, Forsyth County, Winston-Salem, North Carolina and being more particularly described in the attached Exhibit "A".

TOGETHER WITH a perpetual non-exclusive easement for ingress and egress, the same being more particularly described in Exhibit "B".

BK2038PG0445

The above land was conveyed to Grantor by \_\_\_\_\_ (see book number \_\_\_\_\_ page \_\_\_\_\_)  
Forsyth County Register of Deeds form LFD 470



EXHIBIT "A"

BEGINNING at a point at the south edge of brick wall on the north side of Third Street, 69 feet westerly from Trade Street, Renita Thompkins Segers corner; thence with her line and the brick wall near its center North 6° 55' West 98.68 feet to a cross mark in a concrete wall, Segers' corner in the old line; thence with the old line South 82° 43' 20" West 23.46 feet to a nail in the old line; running thence South 6° 47' 20" East and falling in with and running with the center of the common wall of the existing building 98.68 feet to a point in the north side of Third Street at or near the center of the common wall; thence with the north line of Third Street North 82° 43' 20" East 23.66 feet to the POINT AND PLACE OF BEGINNING; and being the eastern portion of that tract conveyed to Edwin Mendenhall et ux. by Deed recorded in Book 1018, page 933 in the Forsyth County Registry.

BK2038PG0447

Exhibit "B"

Grantor further establishes, gives, grants and conveys to Grantee and their heirs and assigns, a perpetual easement for ingress, egress and regress over that stairway and appurtenant landings located on Grantor's adjoining properties (presently designated as 209 West Third Street), said easement being more particularly described as follows:

BEGINNING at a point in the northern right of way line of Third Street at the southwestern corner of the property described in Exhibit "A" and also being located South 82° 43' 20" West 23.66 feet from the southwestern corner of the Renita Thompson Segers property more particularly described in Deed Book 2023 at Page 326 in the Forsyth County, North Carolina Registry; and running thence from said PLACE OF BEGINNING with the northern line of Third Street South 83° 09' 50" West 4.5 feet to a point; running thence North 6° 47' 20" West 22.6 to a point; running thence South 83° 12' 40" West 2.1 feet to a point; running thence North 6° 47' 20" West 6.8 feet to a point; running thence North 83° 12' 40" East 6.6 feet to a point; running thence South 6° 47' 20" East 29.4 feet to the POINT AND PLACE OF BEGINNING, the same being the description of a stairway and it's appurtenant landings furnishing access to the second floors of the property located at 207 West Third Street and to 209 West Third Street.

The above described easement is appurtenant to and runs with the adjoining property of the Grantee which is more particularly described in Exhibit "A".

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