

DEAFTED 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 HOODVA
STATE OF NC REAL ESTATE EXTR:\$ 182.00
EX2038 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, 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 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 LPD 450

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 whatsoever subject to the following exceptions:

IN WITNESS WHEREOF the Granitor has 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

ATTEST:

Corporate Seal

STATE OF NORTH CAROLINA – Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby 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 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 notarial seal this the _____ day of _____, 19_____

STATE OF NORTH CAROLINA – Forsyth County

I, Scarlett J. Brown, a Notary Public of Forsyth County, NC, do hereby
certify that Edwin W. Mendenhall and wife, Jane B. Mendenhall
FORSYTH COUNTY
SCARLETT J. BROWN personally appeared before me this day and acknowledged the execution of the foregoing deed of
My Commission Expires 1-15-2001

SEAL/STAMP My commission expires 1-15-2001, 1998. *Alvarez of Balaan* 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 _____. My commission expires _____ Notary Public

SEAL/STAMP My commission expires
STATE OF NORTH CAROLINA - Forsyth County

LINA – 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_____.
My commission expires _____, 19_____. _____ Notary Publi

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 _____. My commission expires _____, 19 _____. _____ Notary Public

The foregoing Certificate(s) of Scarlet T. Brown, Jr

This the 30th day of July, 1991. BK2038PG0446 is/are certified to be correct.

L.E. Spars, Register of Deeds for Forsyth County by: Dickie C. Wood, REGISTRAR OF DEEDS
Dickie C. Wood, Deputy Assistant

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 $82^{\circ} 43' 20''$ West 23.66 feet from the southwestern corner of the Renita Thompkins 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 $83^{\circ} 09' 50''$ West 4.5 feet to a point; running thence North $6^{\circ} 47' 20''$ West 22.6 to a point; running thence South $83^{\circ} 12' 40''$ West 2.1 feet to a point; running thence North $6^{\circ} 47' 20''$ West 6.8 feet to a point; running thence North $83^{\circ} 12' 40''$ East 6.6 feet to a point; running thence South $6^{\circ} 47' 20''$ 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".

BK2038P00448