

FORSYTH CO, NC 264 FEE: \$ 12:00
PRESENTED & RECORDED: 02/24/1999 4:21PM
DICKIE C. WOOD REGISTER OF DEEDS BY: CAMPBE
STATE OF NC REAL ESTATE EXTX: \$ 36.00
EX2052 P4168 - P4170 *R. Campbell*

Excise Tax

Recording Time, Book and Page

Tax Lot No. 005 and 006A Block 0944 Parcel Identifier No.
Verified by ... County on the ... day of
by ...

Mail after recording to *Claude W. Watkins, 196 Watkins Road, Winston-Salem, N.C. 27107*
Grantee -

This instrument was prepared by PARKS ROBERTS, ATTORNEY

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this *16th* day of *February*, 1999, by and between

GRANTOR

KATHRYN SUE WILSON PEATROSS
and husband, THOMAS E. PEATROSS and
MARJORIE W. ELINOR and husband,
ROBERT ELINOR

GRANTEE

RICHARD LEE PERRYMAN and
CLAUDE W. WATKINS

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:

BEGINNING at a point on the east side of Clark Street in the City of Winston-Salem and north of the northeast intersection of Ridge Street (now 14th Street) and Clark Street and being a corner of Lots No. 4 and 5; running thence along the east side of Clark Street 60 feet to the southwest corner of Lot 6B; thence east along the south side of Lot 6B 120 feet to an alley 60 feet to the corner of Lots No. 4 and 5; thence along the line of Lot 4 westwardly 120 feet to the place of Beginning, being Lot 5 and the southernmost 10 feet of Lot 6 as shown on the "Revised Map showing Subdivision in Part of the W. F. Snipes Estate" dated March 1992 made by J W Pugh, Engineer, and traced and revised by J. E. Ellerbe, C. E. under date of October 1923 recorded in Plat Book 3, page 32 in the Office of the Register of Deeds of Forsyth County, North Carolina. Being a portion of Tract 8 in Deed Book 720, page 58 (see Deed Book 781, page 98) Also being known as Lots 5 and 6A, Block 944 on the Forsyth County Tax Map as presently constituted.

The above described property is listed as Tract No. 10 on the inventory of real property in the annual accountings filed for the Estate of Nell H. Wilson.

BK2052PG4168

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1790, Page 286.

A map showing the above described property is recorded in Plat Book _____ 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 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 1999 ad valorem taxes which will be pro-rated as of the day of 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

Kathryn Sue Wilson Peatross (SEAL)
KATHRYN SUE WILSON PEATROSS

Thomas E. Peatross (SEAL)
THOMAS E. PEATROSS

Marjorie W. Elinor (SEAL)
MARJORIE W. ELINOR

Robert Elinor (SEAL)
ROBERT ELINOR

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that KATHRYN SUE WILSON PEATROSS and husband, THOMAS E. PEATROSS personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 18th day of February, 1999

My commission expires: April 30, 2003 Richard P. Schuch 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 _____

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.

REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy Assistant - Register of Deeds

BK2052PG4169

GREAT BRITAIN AND NORTHERN IRELAND
LONDON, ENGLAND
EMBASSY OF THE UNITED STATES OF AMERICA

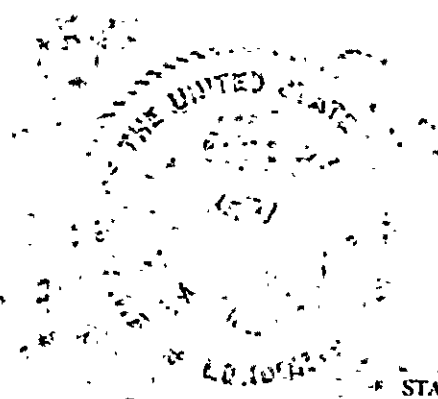
} ss

I certify that on this Tenth day of February, 1999,
personally appeared ROBERT ELINDR AND MARJORIE W. ELINDR

who, upon producing satisfactory proof of identification, acknowledged to me that
the attached instrument was executed freely and voluntarily.



KATHLEEN H. MANALO
Consul of the United States of
America at London, England
Commission Indefinite



Notary 1/99

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STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Kathleen H. Manalo Richard E. ...
General # ... NP(s)

is/are certified to be correct as the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds by: ... Deputy/Asst