

FORSYTH CO, NC 264 FEE: \$ 12:00  
PRESENTED & RECORDED: 02/24/1999 4:21PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: CAMPBELL

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

Grantee -

*Claude W. Watkins, 196 Watkins Road  
Winston-Salem, N.C. 27107*

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

GRANTEE

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

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.

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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 *18<sup>th</sup>* day of *February*, 1999.  
My commission expires: *April 30, 2003* *Richard P. Schuchert #* 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 ELINOR AND MARJORIE W. ELINOR

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.  
Gabelet # 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: James Deputy/Asst