

FORSYTH CO, NC 189 FEE: \$ 12.00
PRESENTED & RECORDED: 03/11/1999 3:29PM
DICKIE C. WOOD REGISTER OF DEEDS BY: BOLES
STATE OF NC REAL ESTATE EXTX: \$ 350.00
EK2056 P 640 - P 642 P. Boles

Excise Tax \$350.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of 19 ..
by 36

Mail after recording to Craige, Brawley, Liipfert & Walker, L.L.P., P.O. Box 1666, Winston-Salem,
NC 27102

This instrument was prepared by J. LaRoss Ketner, Attorney

Brief description for the Index

LT 105-106, BLK 0558.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 11th day of March, 1999, by and between

GRANTOR

Cowles Liipfert, Trustee, of
Charles Bruce Weber Trust U/W
Dated 9-13-90

GRANTEE

Frederick David Weber
331 South Main Street
Winston-Salem, NC 27101

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, Township,

Forsyth County, North Carolina and more particularly described as follows:
See Attachment "Exhibit A" for legal description.

EK2056PG0640

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1921 Page 3922; 91E1537

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:

Easements, Conditions and Restrictions of record, if any.

Current year ad valorem property taxes.

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)
COWLES LIPPERT, Trustee of Charles Bruce Weber Trust U/W Dated 9-13-90

SEAL-STAMP NORTH CAROLINA, Forsyth County.
Notary Public of the County and State aforesaid, certify that Cowles Lippert, Trustee of Charles Bruce Weber Trust U/W Dated 9-13-90 Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 11th day of March, 1999.
My commission expires: 4-21-2001 J. LaRoss Ketner 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 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 19.
My commission expires: Notary Public

The foregoing Certificate(s) of J. LaRoss Ketner

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
BY Deputy Assistant - Register of Deeds FORSYTH COUNTY

6K2056FG0641

BEGINNING at an iron in the east right-of-way line of Main Street at the southwest corner of property described in deed recorded in Book 1561, Page 343, Forsyth County, North Carolina Registry; running thence with the south line of said property North 86° 45' East 178.8 feet to an iron in the west right-of-way line of Church Street (not open); running thence with said right-of-way line South 03° 15' East 52.83 feet to an iron at the northeast corner of property described in deed recorded in Book 1040, Page 1375; running thence with the north line of said property South 86° 45' West 178.8 feet to an iron in said east right-of-way line of Main Street; running thence with said right-of-way line North 03° 15' West 52.83 feet to the point and place of BEGINNING, being the same property shown on map prepared for C. Bruce Weber by United, Ltd. dated August 18, 1987. Being further known and designated as Lots 105 and 106, Tax Block 558, Forsyth County, North Carolina Registry and having as its address 331 South Main Street, Winston-Salem, North Carolina and further being the same property as described in deed recorded in Book 1562, Page 1149, Forsyth County, North Carolina Registry.

BK2056PG0642