

FORSYTH CO, NC 281 FEE: \$ 12.00
PRESENTED & RECORDED: 03/30/1999 4:27PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODVA
STATE OF NC REAL ESTATE EXTX: \$ 139.00
BK2059 P2480 - P2482

Excise Tax \$139.00

Recording Time, Book and Page

Tax Lot No. 42C & 42F Block 3016 Map642878 Parcel Identifier No. ...
Verified by County on the day of 19 ..
by

Mall after recording to Wolfe and Collins, P.A. Box # 6

This instrument was prepared by A. L. Collins, 101 South Main Street, Kernersville, NC 27284
Brief description for the Index

LT 42C & 42F, BLK 3016, FORSYTH COUNTY, NC

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30th day of March, 1999, by and between

GRANTOR	GRANTEE
Tim Walters Construction, LLC 237 N. Cherry Street Kernersville, NC 27284	William Travis Steen (single) 4952 Old Walkertown Road Winston-Salem, NC 27105

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:

See Attached Exhibit A.



BK2059PG2480

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1984, Page 2031, on 2/4/98, the Office of the Register of Deeds of Forsyth County, North Carolina.

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:

Restrictions, easements and right of ways of record.

1999 ad valorem 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.

Tim Walters Construction, LLC
(Corporate Name)

By: *Timi Walton* *Coast, LLC*
President

ATTEST: *Deborah M. Walters*
Secretary (Corporate Seal)

USE BLACK INK ONLY

.....(SEAL)
.....(SEAL)
.....(SEAL)
.....(SEAL)

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of, 19.....

My commission expires: Notary Public



NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that *Deborah M. Walters*, Secretary of Tim Walters Construction, LLC, 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 *herself* as its Secretary. Witness my hand and official stamp or seal, this 30th day of March, 1999.

My commission expires: 11-11-00 *Barbie Shayne Combs* Notary Public

The foregoing Certificate(s) of *Barbie Shayne Combs*

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

REGISTER OF DEEDS FOR FORSYTH COUNTY

By *B. Campbell* Deputy/Assistant - Register of Deeds

BK205SPG2481

EXHIBIT "A"

(Property Description)

BEGINNING at an iron stake on the south side of a road, the northwest corner of Prince B. C. Ibrahim lot and the northeast corner of the old J. H. Grubbs lot; thence with the road South 88° East 70 feet to a stake, Johnson and Baynes' old corner; thence with their line South 20° 10' East 593.9 feet to a stake on the north side of the Walkertown Road; thence with said road South 69° 50' West 92 feet to a stake, a new corner; thence on a new line North 27° West 142 feet to a stake; thence North 21° West 337 feet to a stake near a pine in the old line; thence with the old line North 2° 40' East 155.5 feet to the **BEGINNING**; containing 1.44 acres, more or less, and being in all respects the same property as that described in deed to Perry P. Priddy and his former wife, Mildred Priddy recorded in Book 499, Page 136, in the Office of the Register of Deeds of Forsyth County, North Carolina. For further reference see Deed Book 1015, Page 609 and Deed Book 1933, Page 446, Forsyth County Registry.

EXCEPTING THEREFROM a small lot off the north end of said 1.44 acres as described in deed to S. L. Collins, et ux, recorded in Book 747, Page 207, in the Office of the Register of Deeds of Forsyth County, North Carolina and a 0.372 acre tract as described in deed to James B. Autry and wife, Joyce M. Autry recorded in Book 1859, Page 308, in the Office of the Register of Deeds of Forsyth County, North Carolina

Being further designated as Tax Lots 42C and 42F in Tax Block 3016, as presently shown on the Forsyth County Tax Maps and having a mailing address of 4952 Old Walkertown Road, Walkertown, North Carolina 27051.

BK2059PG2482