

DRAFTED BY: Robert W. Porter

RECORDING TIME

 FORSYTH CO, NC
 PRESENTED & RECORDED: 06/01/1999 12:12PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA

STATE OF NC REAL ESTATE EXT: \$

BK2070 P2795 - P2795

230.00

EXCISE TAX

PROBATE AND FILING FEE \$ PAID

Tax Block: 1049 Lot: 34 Parcel Identifier No.:
 Property Address: 1705 Academy Street, Winston-Salem, NC 27101
 Mail after recording to: GRANTEE: 1705 Academy Street, Winston-Salem, NC 27101 (Deal Box) 9
 Mail future tax bills to: GRANTEE: 1705 Academy Street, Winston-Salem, NC 27101

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21st day of May, 19 99, by and between

GRANTOR

GRANTEE

 MARY O. TRABUE and husband,
 GEORGE O. TRABUE

 MICHAEL L. TAYLOR and wife,
 MARIANNE ARMSTRONG-TAYLOR

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 O.V.C. to them
 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:

BEING KNOWN AND DESIGNATED as Lot No. 34 as shown on the Map of Mrs. (Dr.) Fred Anderson Property as recorded in Plat Book 5, Page 30, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The above land was conveyed to Grantor by (see book number 1807 page 3102)

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 whomsoever. Save and except easements and restrictions

of record, if any, and 1999 ad valorem taxes, prorated to date of closing.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

Mary O. Trabue (seal) George O. Trabue (seal)
 MARY O. TRABUE (seal) GEORGE O. TRABUE (seal)

STATE OF NORTH CAROLINA - Forsyth County

I, Joan C. Ward

, a Notary Public of Forsyth County, NC, do hereby

certify that MARY O. TRABUE and husband, GEORGE O. TRABUE
 personally appeared before me this day and acknowledged the execution of the foregoing deed of
 conveyance. Witness my hand and notarial seal this the 22 day of May, 19 99.
 My Commission Expires February 7, 2004
 My commission expires 2/7, 2004. Joan C. Ward 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 _____.

SEAL/STAMP

My commission expires _____, 19 _____. Notary Public

The foregoing Certificate(s) of _____

is/are certified to be correct.

This the 1 day of _____, 19 99

Dickie C. Wood, Register of Deeds for Forsyth County by:

Deputy/Assistant