

FORSYTH CO, NC **40** FEE: \$ 12.00
PRESENTED & RECORDED: 11/01/1999 10:55AM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
STATE OF NC REAL ESTATE EXT: \$ **49.00**
BK2092 P 161 - P 163



Excise Tax \$ 49.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 6837451003
Verified by County on the day of, 19
by

Mail after recording to Grantee

This instrument was prepared by W. J. Kellamm, Jr.

Brief description for the Index 0.688 Acres on Mineral Avenue

NORTH CAROLINA SPECIAL WARRANTY DEED

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

GRANTOR	GRANTEE
GMAC Mortgage Corporation, a Pennsylvania corporation	DAVID J. CANNADY and JUANITA D. CANNADY Property Address: 4304 Mineral Avenue 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 Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2054 at Page 1381 in the Forsyth County Public Registry

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

All such valid and enforceable easements, conditions and restrictions, as may appear of record and the lien of ad valorem taxes for the current year which the Grantee(s) assumes and hereby agrees to pay.

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.

GMAC MORTGAGE CORPORATION (Corporate Name)

Signature of Wes Mee, Vice-President

Signature of Lee Manning, Asst. Vice-President

LEE MANNING, ASST. VICE-PRESIDENT

USE BLACK INK ONLY

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

SEAL - STAMP



STEPHANIE WOLF Commission # 1210507 Notary Public - California San Diego County My Comm. Expires Feb 9, 2003

California, SAN DIEGO County.

a Notary Public of the County and State aforesaid, certify that WES MEE VICE PRESIDENT Secretary of GMAC Mortgage Corporation Pennsylvania a Notary Public corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its VICE President, sealed with its corporate seal, and attested by LEE MANNING as its ASSISTANT VICE PRES Secretary. Witness my hand and official stamp or seal, this 21 day of October 19 99 My commission expires: Feb 9 2003 Stephanie Wolf Notary Public

The foregoing Certificate(s) of Stephanie Wolf

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 COUNTY Deputy Assistant-Register of Deeds.

EXHIBIT A

BEGINNING at an iron stake, a point in the western margin of the right of way line of Mineral Avenue, also being the northeast corner of Donald B. Coe, II, Olivia C. Mageau, and Stanley S. Coe property (Deed Book 1680, page 1294, and Deed Book 1680, page 3442, Forsyth County Registry); thence along Coe et al northern line North $83^{\circ} 22' 26''$ West 199.11 feet to an iron stake being a point in the line of Ali Leasing, Inc. (Deed Book 1532, page 434, Forsyth County Registry); thence along said line North $06^{\circ} 24' 33''$ East 49.78 feet to an iron stake; thence along said line North $06^{\circ} 24' 33''$ East 19.86 feet to an iron stake; thence continuing along said line North $06^{\circ} 24' 33''$ East 79.89 feet to an iron stake, a corner with Ali Leasing, Inc.; thence along a line with Ali Leasing, Inc. South $83^{\circ} 41' 35''$ East 190.86 feet to an iron stake; thence continuing along said line South $83^{\circ} 41' 35''$ East 9.37 feet to an iron stake a point in the western margin of the right of way line of Mineral Avenue; thence along said margin South $06^{\circ} 50' 00''$ West 80.18 feet to an iron stake; thence continuing along said line South $06^{\circ} 50' 00''$ West 20.07 feet; thence continuing along said line South $06^{\circ} 50' 00''$ West 50.39 feet to the point and place of BEGINNING, containing approximately 0.688 acres according to a survey prepared by Larry L. Callahan, R.L.S. dated April 25, 1991.

The above-described property is also known as Tax Lots 102, 103, 105A 105B, 313A and 313B, of Tax Block 1515, according to the Forsyth County Tax Maps.