## BK 2094 PG 1757

FORSYTH CO,NC 79 FEE:\$ 10.00
PRESENTED & RECORDED: 11/19/1999 09:56AM
DICKIE C. WOOD REGISTER OF DEEDS BY:HODDVA
NO TAXABLE CONSIDERATION
DAYDOOM D1757 - D1758

Prepared by and return to:

Dennis W. McNames (Box) BX2094

NO TITLE EXAMINATION REQUESTED OR PERFORMED

NORTH CAROLINA )
) GENERAL WARRANTY DEED
FORSYTH COUNTY )

THIS DEED made this // day of November, 1999, by and between JAMES E. CRAWFORD, SR. (unmarried) hereinafter referred to as "Grantor", and THREE PROPERTIES, LLC, a North Carolina limited liability company, hereinafter referred to as "Grantee".

## WITNESSETH

That the Grantor, for a business convenience, 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 Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake on the East side of Clemmonsville Road, corner with Erline Yokley Gant (Deed Book 424, page 132, Forsyth County Registry), runs thence Northeastwardly with said road 60 feet to a stake; thence Southeastwardly 214.5 feet to a stake; thence Southwardly 60 feet to an iron stake; thence Northwestwardly 214-1/2 feet to the Beginning, the same being the East part of Lot C, allotted to Laura Peak, Mildred Yokley, Ernest Yokley, and Erline Yokley, March 24, 1923, see Commissioners' report, Deed of Trust Book 157, page 566, in the Office of the Register of Deeds of Forsyth County, North Carolina; also described as part of Lot No. 104, Block 1617, Forsyth County Tax Map; being in all respects the same property described in deed from Paul J. Vaughn to Mildred Yokley, recorded in Book 424, Page 131, Forsyth County Registry.

SAVE AND EXCEPT THEREFROM, that portion of said lot conveyed by Mildred L. Yokley to the City of Winston-Salem, for street widening and right of way purposes, as recorded in 1963, Book 860, page 59, Forsyth County Registry, to which instrument of conveyance reference is hereby made for a more complete description.

Property Address: 1218 East Clemmonsville Road

Tax Block 1617, Lot 104C

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1797, at Page 1426, Forsyth County Registry.

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, rights-of-way and restrictions of record, if any, and 1999 ad valorem taxes prorated to the date of closing.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal as of the day and year first above written. JAMES E. CRAWFORD, SR. (Unmarried)

STATE OF NORTH CAROLINA COUNTY OF FORSYTH

I, Carolina, certify that JAMES E. CRAWFORD, SR. (Unmarried), 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 //bv.

Sail C. Ouc C.

Notary Public

y Commission Expires:

The foregoing certificate(s) of:

is/are certified to be correct at the date of recordation shown on the first pass thereof. Dickie C. Wood, Register of Deeds by

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