

FORSYTH CO, NC 59 FEE: \$ 12.00  
PRESENTED & RECORDED: 03/23/2001 10:44AM  
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS  
STATE OF NC REAL ESTATE EXT: \$ 100.00  
BK2162 P1541 - P1543



Excise Tax

Recording Time, Book and Page

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

Mail after recording to .....

This instrument was prepared by Thomas A. Fagerli Box 26

Brief description for the Index

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21 day of MARCH, 2001, by and between

GRANTOR

GRANTEE

David Y. O'Shields and wife,  
Charmaine M. O'Shields

Robert J. Skotcher

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 EXHIBIT "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in .....

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, restrictions and rights of way of record, if any, and 2001 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.

(Corporate Name)
By:
President
ATTEST:
Secretary (Corporate Seal)

USE BLACK INK ONLY

David Y. O'Shields (SEAL)
Charmaine M. O'Shields (SEAL)
Charmaine M. O'Shields
(SEAL)

SEAL-STAMP



NORTH CAROLINA, FORSYTH County.
I, a Notary Public of DAVIE County and State aforesaid, certify that
David Y. O'Shields and Charmaine M. O'Shields Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 21 day of March, 2001
My commission expires: July 4, 2002 Martha B. Warner Notary Public

SEAL-STAMP

Use Black Ink

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 Secretary of
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
My commission expires: Notary Public

The foregoing Certificate(s) of Martha B. Warner, NP

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 Deputy Assistant - Register of Deeds

**EXHIBIT "A"**

**TRACT I - BEGINNING** at a stake at the northwest intersection of 23<sup>rd</sup> Street (formerly Balsey) and Woodland Avenue (formerly Andrews Street) running thence westwardly 63 feet to a stake; thence northwardly 100 feet to a stake; thence eastwardly 61 feet to a stake in 23<sup>rd</sup> Street the place of BEGINNING, being the southeast portion of Lots 55 and 56 as shown on the map of Fairview, recorded in the Office of the Register of Deeds of Forsyth County in Book 90, Page 589, and being the same property conveyed to Henry Schwartze by Southern Loan and Discount Company, Book 226, Page 34.

Property Address: 931 East 23<sup>rd</sup> Street  
Tax Block: 321      Lot: 110

**TRACTS II, III & IV - BEGINNING** at the corner of Balsey (now 23<sup>rd</sup> Street) and Andrews Street, and running thence north along Andrews Street (now called Woodland Avenue) 100 feet to a stake; thence East 125 feet to the line of Lot 61; thence South 100 feet to the southwest corner of Lot 61; thence West along Balsey Street (now 23<sup>rd</sup> Street) 125 feet to the BEGINNING.

The purpose and intention of this Deed is to convey 100 x 125 feet of the land embraced in the deed from T. S. Davis and wife to J. Everett Lindsay dated November 14, 1913 and recorded in Book 129, Page 109, Office of the Register of Deeds of Forsyth County. See also Book of Deeds 142, page 47.

And being the same land conveyed to W. M. Hendren and wife, Annie R. Hendren by W. G. Jerome and wife, Elizabeth P. Jerome, dated February 21, 1918 and recorded in Book of Deeds No. 158, Page 243, the grantors herein Carrie Hendren Smith and Elizabeth Hendren Long being the only heirs at law of W. M. Hendren and wife, Annie R. Hendren.

Property Address: 1101 East 23<sup>rd</sup> Street  
 1105 East 23<sup>rd</sup> Street  
 1107 East 23<sup>rd</sup> Street  
Tax Block: 0326      Lot: 202