

FORSYTH CO, NC 117 FEE: \$ 16.00  
 PRESENTED & RECORDED: 05/10/2001 1:04PM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS  
 NO TAXABLE CONSIDERATION  
 BK2173 P2516 - P2520

RETURN TO NIFONG BOX (33)



DRAFTED BY: Norman L. Nifong

MAIL FUTURE TAX BILLS TO: Grantee, c/o John G. Rafferty, 835 18th St. # 502  
 Vero Beach, Florida 32960

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 1<sup>st</sup> day of May, 2001 by and between

<b>GRANTOR</b>	<b>GRANTEE</b>
JOHN G. RAFFERTY and wife, MARGARET L. RAFFERTY	JOHN G. RAFFERTY and/or MARGARET L. RAFFERTY, Co-Trustees, to THE JOHN G. RAFFERTY TRUST, UTD 23 <sup>rd</sup> day of March, 1999

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 One Hundred and No/100 (\$100.00 & OVC) Dollars and Other Valuable Considerations 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 Forsyth County, North Carolina and more particularly described as follows:

FOR DESCRIPTION see EXHIBIT "A" attached hereto and incorporated herein by reference as if fully set forth in its entirety.

**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 Grantors covenant with the Grantee, that the Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances and that the Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, except as above set forth.

IN TESTIMONY WHEREOF, the Grantors have hereunto set their hands and adopted the printed word [SEAL] as their own seal.

John G. Rafferty [SEAL]  
JOHN G. RAFFERTY

Margaret L. Rafferty [SEAL]  
MARGARET L. RAFFERTY

\*\*\*\*\*

STATE OF NORTH CAROLINA-Forsyth County

I, JANE A. COX, a Notary Public in and for said county and state, do hereby certify that JOHN G. RAFFERTY and wife, MARGARET L. RAFFERTY each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

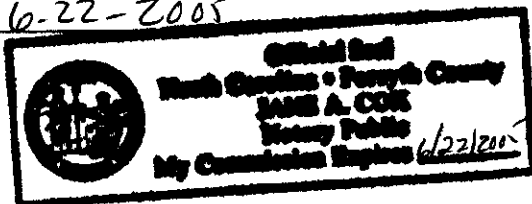
WITNESS my hand and notarial stamp or seal, this the 2<sup>nd</sup> day of May, 2001.

[NOTARIAL STAMP OR SEAL]

Jane A. Cox  
NOTARY PUBLIC

My commission expires:

6-22-2005



STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Jane A. Cox, NP NP(s)

is/are certified to be correct at the date of recording shown on the first page thereof.

Dickie C. Wood, Register of Deeds by: Th Deputy Asst

**EXHIBIT "A"**

**Deed from John G. Rafferty and wife, Margaret L. Rafferty  
to  
John G. Rafferty and/or Margaret L. Rafferty, Co-Trustees  
to the John G. Rafferty Trust UTD 23<sup>rd</sup> day of March, 1999**

**TRACT ONE:** LYING AND BEING in the City of Winston-Salem, Forsyth County, North Carolina, fronting 50 feet on the South side of Fitch Street, and running back southwardly that same width 110 feet. Being known and designated as Lot Numbers 289 and 290, on the Map of Columbia Heights Extension, as recorded in Plat Book 4, Page 177, in the Office of the Register of Deeds of Forsyth County, North Carolina, and being the identical property described in deed recorded in Book 1724 at Page 3395, Forsyth County Registry.

**Property Address:** 1424 Fitch Street, Winston-Salem, NC 27107

**Block:** 1418                      **Lots:** 289 & 290

**TRACT TWO: BEGINNING** at an iron stake in the West line of Lambeth Street, which said iron stake is 50 feet south from the southwest intersection of Lambeth and Eden Streets, same being the southeast corner of a lot deeded to Wade A. Key and wife and recorded in Deed Book 621, Page 321, in the Office of the Register of Deeds of Forsyth County, North Carolina, and running thence along the South line of said lot deeded to Wade A. Key and wife, South 86° 18' West 154.49 feet to an iron stake in the East line of a 28.99 foot alley; thence along the East line of said alley, South 10° 39' East 50 feet to an iron stake; thence North 86° 18' East 147.04 feet to an iron stake in the west line of Lambeth Street; thence along the west line of Lambeth Street, North 2° 35' East 50 feet to the point and place of **BEGINNING**, the same being a portion of Lot B as set out upon the map of the property of Dr. F. N. Tomlinson, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 11, Page 114, and being a portion of that property described in Deed Book 639, Page 31, in the Office of the Register of Deeds of Forsyth County, North Carolina, and being the identical property described in deed recorded in Book 1782 at Page 1306, Forsyth County Registry.

**Property Address:** 3620 Lambeth Street, Winston-Salem, NC 27107

**Block:** 1858                      **Lot:** 116H

**TRACT THREE:** Fronting on the west side of Wheeler Street, 50 feet, and running back between parallel lines in a westwardly direction 72.45 feet, and being bounded on the north by Lot 3, and on the south by Lot 5, and being known and designated as the eastern part of Lot 4 as shown on the plat of **Wheeler Addition** recorded in Plat Book 1, Page 12 in the Office of the Register of Deeds of Forsyth County, North Carolina, and being the identical property described in deed recorded in Book 1873 at Page 3315, Forsyth County Registry.

**Property Address:** 144 Wheeler Street, Winston-Salem, NC 27101

**Block:** 405

**Lot:** 100

**TRACT FOUR: BEGINNING** at an iron stake on the south side of 26th Street, said stake being at the northwest corner of Geneva Swift Frogg property, said stake also being westwardly 125 feet from the southwest intersection of 26th Street and Machine Street; and running thence southwardly, 95.4 feet to the north line of Lot 20, the southwest corner of Mrs. Frogg's property; thence westwardly along the north line of Lots 20 and 5, a distance of 69.0 feet to an iron stake in the north line of Lot 5; thence northwardly 95.4 feet to an iron stake in the south line of 26th Street; thence eastwardly with said line 69.0 feet to the **BEGINNING**, and being a part of Lots 6, 7, 18, and 19 on the Map of **Vantage View** as recorded in Plat Book 6, Page 130 in the Office of the Register of Deeds of Forsyth County, North Carolina, and being the identical property described in deed recorded in Book 2020 at Page 4232, Forsyth County Registry.

**Property Address:** 2015 East 26th Street, Winston-Salem, NC 27105

**Block:** 1373

**Lots:** 103 & 07A

**TRACT FIVE:** Being known and designated as Lots 27, 28, 29 and 30 as shown on the Map of **Dellabrook Development** as recorded in Plat Book 7 at Page 108 in the Office of the Register of Deeds of Forsyth County, North Carolina, and being the identical property described in deed recorded in Book 2090 at Page 883, Forsyth County Registry.

**Property Address:** 2037 Dellabrook Road, Winston-Salem, NC 27105

**Block:** 1119

**Lots:** 27, 28, 29 & 30

**TRACT SIX: BEGINNING** at a stake on the west side of Gholson Avenue, corner of Lot 137, and running in a northwestwardly direction 110 feet to the corner of Lots 137 and 109; thence in a southeasterly direction 25 feet to the southeast corner of Lot 110; thence along the southwest side of Lot 110 to a stake, corner of Lot 113; thence in a southerly direction 25.5 feet to the corner of Lot 113; thence in a southeastwardly direction 155.3 feet to Gholson Avenue; thence northeastwardly along Gholson Avenue 50 feet to the place of **BEGINNING**, being known and designated as Lots 135 and 136

on plat of **Columbia Heights Extension**, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 2, Page 75, and being the identical property described in deed recorded in Book 2078 at Page 2540, Forsyth County Registry.

**Property Address:** 1206-1208 Gholson Street, Winston-Salem, NC 27107

**Block:** 1411                      **Lots:** 135 & 136

**TRACT SEVEN: BEGINNING** at an iron stake in the southern right-of-way line of 14th Street, (formerly known as Lenoir Street); said iron stake being located westwardly 96.7 feet from the western right-of-way line of White Street; thence from said **point of beginning** and parallel with the western right-of-way line of White Street, southwardly 140 feet to an iron stake on the north side of an alley; thence west along the north side of said alley, 50 feet to an iron stake; thence North on a line parallel with the first mentioned line, 140 feet to an iron stake in the south right-of-way line of 14th Street (formerly known as Lenoir Street); thence east with said right-of-way line 50 feet to the point and place of **BEGINNING**, and being the identical property described in deed recorded in Book 1448 at Page 1750, Forsyth County Registry.

**Property Address:** 424 Fourteenth Street, Winston-Salem, NC 27105

**Block:** 229                      **Lot:** 108

**TRACT EIGHT:** Being known and designated as Lot 9 as shown on the Plat of **Watkins Estate**, as recorded in Plat Book 8, Page 82(2) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description, and being the identical property described in deed recorded in Book 1448 at Page 1752, Forsyth County Registry.

**Property Address:** 919-923 Watkins Street, Winston-Salem, NC 27101

**Block:** 637                      **Lots:** 108 & 109