

NO TITLE SEARCH PERFORMED
OR REQUESTED

FORSYTH CO, NC 184 FEE: \$ 14.00
PRESENTED & RECORDED: 08/31/2001 1:39PM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
STATE OF NC REAL ESTATE EXTX: \$ 372.00
BK2197 P2406 - P2409

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 ~~Grantor~~ Sanders + Combs

This instrument was prepared by Philip E. Searcy, Attorney at Law

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28 day of August, 2001, by and between

GRANTOR

GRANTEE

Joseph L. Singletary
and wife,
Catherine S. Singletary

Twin County Properties, Inc.

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 ATTACHED EXHIBIT "A" PROPERTY DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in
 See attached Exhibit "A" Property Description

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 and Restrictions of record, if any and 2001 ad valorem taxes prorated to date of closing

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

Joseph L. Singletary (SEAL)
 Joseph L. Singletary

Catherine S. Singletary (SEAL)
 Catherine S. Singletary

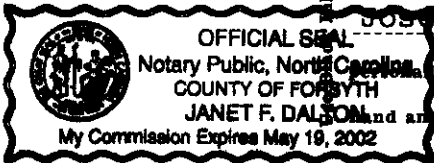
----- (SEAL)

----- (SEAL)

SEAL-STAMP

NORTH CAROLINA, *Forsyth* County.

I, a Notary Public of the County and State aforesaid, certify that
 Joseph L. Singletary and Catherine S. Singletary Grantor,



personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
 hand and official stamp or seal, this *28* day of *August*, *2001*

My commission expires: *5/19/02* *Janet F. Dalton* Notary Public

SEAL-STAMP

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 *Janet F. Dalton, 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 *Kae Dalton* Deputy/Assistant - Register of Deeds

EXHIBIT "A" PROPERTY DESCRIPTION**TRACT 1:****401 Gregory Street Winston-Salem, NC 27103 Tax Block 0650 Lots 007A/008A**

BEGINNING at an iron stake, the southeast corner of the intersection of Wachovia and Gregory Streets; running thence eastwardly with the south line of Wachovia Street 100 feet to an iron stake in the line of Lot No. 9 on the hereinafter-mentioned map; thence southwardly with the west line of Lot No. 9 a distance of 56.5 feet to a point, a new corner in the west line of Lot No. 9; running thence on a new line westwardly 100 feet more or less to a point, a new corner in the east line of Gregory Street; running thence northwardly with said line 54 feet to the BEGINNING; BEING THE NORTH ONE-HALF (½) of Lot Nos. 7 and 8, as shown on the survey of E. F. Spaugh Property; AND BEING IN ALL RESPECTS THE SAME PROPERTY AS THAT DESCRIBED IN a deed to Walter T. Zur et ux recorded in Book 804, Page 431, in the Office of the Register of Deeds of Forsyth County, North Carolina.

See Deed Book 2124 at Page 3933, Forsyth County Registry.

TRACT 2:**2201 Hollyrood Street Winston-Salem, NC 27127 Tax Block 0682 Lot 013**

Being known and designated as Lot 13, Block H on Map of Southern Realty Co., "Wakefield" as shown on Plat recorded in Plat Book 3, Page 25-A, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

See Deed Book 1948 at Page 0269, Forsyth County Registry.

TRACT 3:**1134 22nd Street East Winston-Salem, NC 27105 Tax Block 0328 Lot 175**

BEGINNING at the northeast corner of Lot No. 174 on Nicholson Street (now 22nd Street) and running thence East along the south side of said street 50 feet to the northwest corner of Lot No. 176; thence South 150 feet to the southwest corner of Lot No. 176 on an alley; thence West along said alley 50 feet to the southeast corner of Lot No. 174; thence North 105 feet to the BEGINNING on Nicholson Street (now 22nd Street), and being known and designated as Lot No. One Hundred and Seventy-Five (175) on plat of Fairview, which said plat is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 90 of Deeds, Page 588.

See Deed Book 2124 at Page 3949, Forsyth County Registry.

TRACT 4:**2923 Glenn Avenue Winston-Salem, NC 27105 Tax Block 0960 Lot 008**

BEING KNOWN AND DESIGNATED as Lot Number 8 as shown on the Map of INVERNESS MILLS, corrected map as recorded in Plat Book 8, Page 141, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

See Deed Book 2086 at Page 2917, Forsyth County Registry.

TRACT 5:**308 South Broad Street Winston-Salem, NC 27101 Tax Block 644 Lot 106**

BEGINNING at an iron in the southwestern right-of-way line of South Broad Street, said iron being the northeasternmost corner of the property of John K. Miller as described in deed recorded in Book 1222 at Page 981, Forsyth County Registry; thence from said beginning point along Miller's line, the two (2) following courses and distances, to-wit: South 62 degs. 52' 35" West 40.85 feet to an iron and South 79 degs. 22' 31" West 66.54 feet to an iron, corner of the property of George Georgoullas as described in deed recorded in Book 1527 at Page 1329, Forsyth County Registry; thence along Georgoullas' line, North 23 degs. 26' 05" West 37.86 feet to an iron, corner of the property of Grady Morris as described in deed recorded in Book 1454 at Page 39, Forsyth County Registry; thence along Morris' line, North 69 degs. 36' 30" East 103.28 feet to a railroad spike in the southwestern right-of-way line of South Broad Street; thence along said right-of-way line, South 26 degs. 40' 16" East 44.57 feet to the point and place of BEGINNING, all according to survey of Larry L. Callahan dated March 3, 1997 and being the identical property as described in Deed recorded in Book 1502, Page 853, Forsyth County Registry.

See Deed Book 1938 at Page 0169, Forsyth County Registry.