

FORSYTH CO, NC 123 FEE: \$ 10.00
PRESENTED & RECORDED: 10/18/2001 12:43PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
STATE OF NC REAL ESTATE EXT: \$ 112.00
BK2206 P 509 - P 510

Excise Tax \$

Recording Time, Book and Page

Tax Lot No. 402B Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 20____
by _____

Mail after recording to: Grantee(s): 4960 North Cherry Street Winston-Salem, North Carolina 27105

This instrument was prepared by: BILLY D. FRIENDE, JR., P.A.

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made October 17, 2001 by and between

GRANTOR	GRANTEE
CAROLYN D. CARTER, formerly known as CAROLYN C. MOSES (Unmarried)	HORACE A. BONNER, JR. and wife, DELTRA J. BONNER

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:

BEGINNING at a point in the west line of Bertha Avenue, said point being South 03 degrees 27 minutes West 163 feet South of the southwest intersection of said Bertha Avenue with Junia Avenue, being the southeast corner of a lot or tract described in the deed from Waldo Bryce Lambeth and wife, Willis J. Motsinger and wife recorded in deed book 952 page 441 in the office of the Register of Deeds of Forsyth County, North Carolina; running thence with the south line of said lot or tract, North 82 degrees 09 West 171.36 feet to an iron stake, the southwest corner of the said lot or tract; thence on the west lines of the same, North 05 degrees 56 minutes 40 seconds East 34.86 feet to an iron stake, the southwest corner of the Samuel J. Jones' lot (Lot 109 Block 1534); thence with Jones' south line, South 82 degrees 21 minutes East 50.09 feet to a point, Jones' southeast corner; thence North 07 degrees 34 minutes 35 seconds East 7.64 feet to an iron; thence South 82 degrees 12 minutes 35 seconds East 37.51 feet to an iron stake; thence North 62 degrees 12 minutes 25 seconds East 12.08 feet to an iron stake; thence South 82 degrees 14 minutes East 71.22 feet to an iron stake in the west right-of-way line of Bertha Avenue; thence with said line, South 03 degrees 21 minutes 15 seconds West 49.99 feet to the point and place of Beginning. Being all that parcel of land described in book 1112 page 458, Forsyth County Registry and also known as Lot 402B, Block 1534, Forsyth County Tax Maps.

Property Address: 2106 Bertha Street
Winston-Salem, North Carolina 27106

NOTE: THIS FORM CONTAINS REVISIONS WHICH ARE DIFFERENT FROM THE PROVISIONS OF THE OFFICIAL FORM PROMULGATED BY THE NORTH CAROLINA BAR ASSOCIATION AND SHOULD BE CAREFULLY REVIEWED PRIOR TO EXECUTION.

The above property herein above was acquired by Grantor by instrument recorded in book 1434 page 1111.

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:

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

USE BLACK INK ONLY

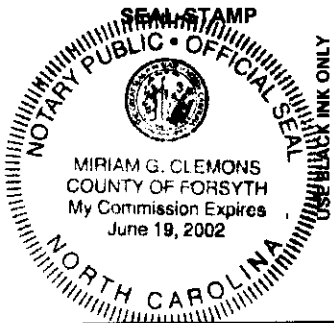
Carolyn D. Carter (SEAL)

CAROLYN D. CARTER, formerly known
as CAROLYN C. MOSES

(SEAL)

(SEAL)

(Corporate Seal)



NORTH CAROLINA, FORSYTH COUNTY

I, the undersigned, a Notary Public of the County and State aforesaid, certify that CAROLYN D. CARTER, formerly known as CAROLYN C. MOSES personally appeared before me and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 18th day of October, 2001.

My commission expires: 06-19-2002 Miriam G. Clemons Notary Public

SEAL-STAMP

NORTH CAROLINA, FORSYTH COUNTY

USE BLACK INK ONLY

I, the undersigned, a Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged that he/she is President of _____, a corporation, and that he/she as President, being authorized to do so, executed the foregoing on behalf of the corporation. Witness my hand and official stamp or seal, this _____ day of _____, 2001.

My commission expires: _____ Notary Public

The foregoing Certificate(s) of

Miriam G. Clemons

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

FORSYTH

By: _____ REGISTER OF DEEDS FOR _____ COUNTY
Deputy/Assistant-Register of Deeds.

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