

FORSYTH CO, NC 120 FEE: \$ 23.00
PRESENTED & RECORDED: 04/26/2002 11:58AM
DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON

STATE OF NC REAL ESTATE EXTX: \$ 75.00

BK 2249 P 632 - P 635

[Handwritten signature]

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 Short box 93

This instrument was prepared by Ronald J. Short

Brief description for the Index Lots 11, 12 and a portion of 13, J.C. Tise property

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 22 day of April, 2002, by and between

GRANTOR

GRANTEE

John Ross Adams and Margaret Anderson, as Personal Representatives of the Estate of Roberta M. Kirby, deceased, joined by John Ross Adams and Margaret Anderson, as Successor Co-Trustees of the Roberta M. Kirby Trust dated September 3, 1992, whose address is c/o John Ross Adams, Esq., 101 SE 6th Ave., Suite G, Delray Beach, FL 33483; and Margaret Anderson, a single woman, 636 Wayside Drive, Deltona, FL 32738

TWIN COUNTY PROPERTIES, INC.
A North Carolina Corporation

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:

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 651, Page 146

A map showing the above described property is recorded in Plat Book 2 page 99(4)

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.

John Ross Adams (SEAL)
John Ross Adams, Personal Representative
of the Estate of Roberta M. Kirby

Margaret Anderson (SEAL)
Margaret Anderson, Personal Representative
of the Estate of Roberta M. Kirby

John Ross Adams (SEAL)
John Ross Adams, Successor Co-Trustee of
the Roberta M. Kirby Trust

Margaret Anderson (SEAL)
Margaret Anderson, Successor Co-Trustee
of the Roberta M. Kirby Trust

Margaret Anderson (SEAL)
Margaret Anderson, Individually

State of Fla.
Palm Beach County

SEAL-STAMP

XXXXXXXXXXXXXXXXXXXX

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that John Ross Adams, Personal Representative of the Estate of Roberta M. Kirby, deceased Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 19th day of April, 2002.



Sharon L. Lundford
Notary Public

My commission expires: 3-2-06

SEAL-STAMP

XXXXXXXXXXXXXXXXXXXX

ST. OF N., VOLUSIA County.

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that Margaret Anderson, Personal Representative of the Estate of Roberta M. Kirby, deceased Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 19th day of April, 2002.



Patricia N. Whitley
Notary Public

My commission expires: 7-22-05

SEAL-STAMP

XXXXXXXXXXXXXXXXXXXX

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that John Ross Adams, Successor Co-Trustee of the Roberta M. Kirby Trust Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 19th day of April, 2002.



Sharon L. Lundford
Notary Public

My commission expires: 3-2-06

SEAL-STAMP

XXXXXXXXXXXXXXXXXXXX

ST. OF N., VOLUSIA County.

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that Margaret Anderson, Successor Co-Trustee of the Roberta M. Kirby Trust Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 19th day of April, 2002.



Patricia N. Whitley
Notary Public

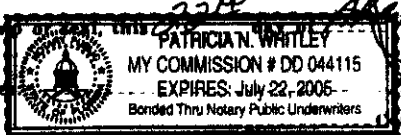
My commission expires: 7-22-05

SEAL-STAMP

XXXXXXXXXXXXXXXXXXXX

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that Margaret Anderson, Individually Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 19th day of April, 2002.



Patricia N. Whitley
Notary Public

My commission expires: 7-22-05

SEAL-STAMP

XXXXXXXXXXXXXXXXXXXX

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that 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

My commission expires:

SEAL-STAMP

NORTH CAROLINA, County.

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that 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

My commission expires:

SEAL-STAMP

NORTH CAROLINA, County.

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that 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

My commission expires:

STATE OF NC - FORSYTH CO
The foregoing certificate(s) of:
Sharon L. Lundford
Patricia N. Whitley NP(s)
is/are certified to be correct at the date of recordation shown on the first page thereof.
Dickie C. Wood, Register of Deeds by: Lane D. Wood Deputy/Asst

EXHIBIT A

LYING and being in the City of Winston-Salem, Forsyth County, North Carolina, and more particularly described as follows:

BEGINNING at a point on the west side of Liberty Street, which said point is 34.2 feet northwestwardly from the northwest intersection of 23rd Street and Liberty Street, running thence with the west line of Liberty Street North 27 deg. 30' East 70 feet, more or less, to a point in the middle line of a brick party wall; thence North 73 deg. 00' West 139.8 feet, more or less, through and along the middle line of said brick party wall to a point in the east line of a 25-foot alley; thence South 15 deg. 00' West 68.8 feet, more or less, along and with the east line of said 25-foot alley to a point in the middle line of a brick party wall; thence South 72 deg. 03' East 121.8 feet, more or less, through and along the middle line of said brick party wall, to the place of BEGINNING.

The above-described realty being Lot Nos. 11, 12 and a part of 13 on the Map of J.C. Tise Property, recorded in Plat Book 2, Page 99 (4), in the Office of the Register of Deeds, Forsyth County, North Carolina, to which map reference is hereby made for a more complete description.

The property herein conveyed being the same as that conveyed to C.T. Joyce by Wachovia Bank & Trust Co., Executor of the Estate of Joe H. Glenn, by deed dated June 4, 1926, recorded in Deed Book 264, Page 37, in the Office of the Register of Deeds, Forsyth County, N.C.

There is located upon the above-described property a one-story brick building with a metal second story over the rear portion of the brick building, same being formerly occupied by Rawls-Dickson Candy Co. It is the purpose and intention of the Grantors herein to convey their interest in the north party wall of said building, the whole of said wall to be used as a party wall. It is also the purpose and intention of the Grantors herein to convey the north one-half of the south party wall of said building, the whole of said wall to be used as a party wall.

Also being that same property conveyed by C.T. Joyce and wife, Mary M. Joyce to Forrest J. Wright by deed dated May 11, 1937 and recorded in Deed Book 412, Page 107.