

FORSYTH CO, NC 174 10:46 23.00  
 PRESENTED & RECORDED: 08/20/2002 2:47PM  
 DICKIE C. WOOD REGISTER OF DEEDS BY NELSON  
 STATE OF NC REAL ESTATE EXTL 550.00  
 BK2273 P4062 - P4065  
*B. Nelson*

# NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 550.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: GRANTEE: 201 PINEHILL DRIVE, CLEMMONS, NC 27012

This instrument was prepared by: T. DAN WOMBLE, ATTORNEY AT LAW, 3802 SUITE A, CLEMMONS ROAD, ,

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 20th day of August, 2002, by and between

PEARL S. SAMS GRANTOR

GRANTEE

WILLIAM MARSHALL TRAWICK, JR.  
 201 PINEHILL DRIVE  
 CLEMMONS, NC 27012

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.

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, other than the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD AND GRANTEE TO ASSUME ALL PROPERTY TAXES FOR THE YEAR 2002

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
(Entity Name)

Pearl S. Sams (SEAL)  
PEARL S. SAMS

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

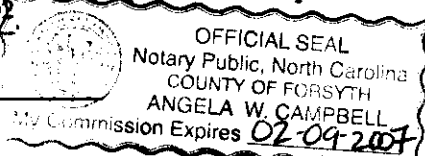
By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that PEARL S. SAMS personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 20th day of August, 2002.

My Commission Expires: \_\_\_\_\_



Angela W. Campbell  
Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

The foregoing Certificate(s) of Angela W. Campbell 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: [Signature] Deputy/Assistant - Register of Deeds

**EXHIBIT "A"****TRACT ONE:**

BEGINNING at an iron stake in the east line of Underwood Ave., in the Southwest corner of Lot 1, W.F. Snipes Dev., running thence with the south line of Lots 1 and 24, North 89 deg. 44" East 189.8 feet, more or less, to an iron stake in the Creek; thence with the Creek South 17 deg. 40' West 156.9 feet to an iron stake; thence continuing with Creek South 24 deg. 44' West 221.4 feet to an iron stake; thence South 67 deg. 24' West 41.5 feet to an iron stake in the East line of Underwood Avenue; thence with the East line of Underwood Avenue northwestwardly 366 feet, more or less, to the place of Beginning. The above described property being informally known as Tax Lot 101, Block 6038, Forsyth County Tax Maps. (1301-1315 Underwood Avenue)

Save and except that property previously conveyed as the same is described in Deed Book 796, Page 255, Forsyth County Registry.

**TRACT TWO:**

BEGINNING at the Northeast corner of Lot No. 23 on the West side of Grant Avenue and 98 feet South from an alley and running thence Southwardly along the West side of Grant Avenue 70 feet to an iron; thence Westwardly 148 feet to an iron stake on the East side of an alley; thence Northward along the East side of an alley 70 feet to an iron stake; thence Eastwardly 148 feet to the place of Beginning. Being Lot #23 and the Northern part of Lot #22, Block 1, as shown on plat North Cherry Street Development as filed in Plat Book 4, Page 54 and 55. The above described property being informally known as Tax Lots 23B and 101B, Block 1359, Forsyth County Tax Maps. (1730 and 1734 Grant Avenue)

Save and except that property previously conveyed as the same is described in Deed Book 996, Page 208, Forsyth County Registry.

**TRACT THREE:**

BEGINNING at an iron stake on the East side of Urban Street and on the North side of Auriole Street and runs East one hundred feet on Auriole Street to a stake and of the said width of one hundred feet extending North one hundred and fifty feet to an Alley, thence West on said Alley 100 feet to a stake in bank of Urban Street, thence South on Urban Street 150 feet to the place of Beginning. Also being known as Lots 4 and 5, Block 15 as shown on the map of Wachovia Development Company, as recorded in Plat Book 8, Page 81 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. The above described property being informally known as Tax Lots 4 and 5, Block 814, Forsyth County Tax Maps. (2715, 2721, and 2725, Urban Street)

## TRACT FOUR:

BEGINNING at an iron stake in the West line of Pleasant Street, said stake being located 205 feet Northwardly from Sprague Street; running thence North 88 deg. West 165 feet to a stone; thence North 1 deg. 30' East 52.5 feet to an iron stake; thence South 88 deg. East 165 feet to an iron stake in the West line of Pleasant Street; thence South 1 deg. 30' West 52.5 feet to the Beginning. The above described property being informally known as Tax Lot 126D, Block 1830, Forsyth County Tax Maps. (2266 South Pleasant Street)

Save and except that property previously conveyed as the same is described in Deed Book 1160, Page 984, Forsyth County Registry.

## TRACT FIVE:

BEGINNING at an iron on the North side of Twenty-fourth Street and runs North with the West line of James Glenn 135 feet to a stake; thence West 90 feet to a stake; thence South 135 feet to a stake; thence South 135 feet to said Twenty-fourth Street; thence with said street 90 feet to the Beginning. The above described property being informally known as Tax Lot 106D, Block 1947, Forsyth County Tax Maps. (401 West 24<sup>th</sup> Street)

Save and except that property previously conveyed as the same is described in Deed Book 902, Page 477 and Deed Book 1039, Page 3, Forsyth County Registry.

## TRACT SIX:

Being known and designated as Lot Number 18 as shown on the map of Easton recorded in Plat Book 14, Page 23(4), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. The above described property being informally known as Tax Lot 18, Block 2377, Forsyth County Tax Maps. (1024 Charles Street)

## TRACT SEVEN:

BEGINNING at an iron on the North side of East 23<sup>rd</sup> Street, said iron being 116 feet west of the Northwest corner of the intersection of East 23<sup>rd</sup> Street and Woodland Avenue; running thence along the north side of East 23<sup>rd</sup> Street North 89 deg. 49' West 78 feet to an iron; thence North 1 deg. 47' East 39.98 feet to an iron; thence North 29 deg. 23' East 1135.28 feet to an iron; thence South 86 deg. 39' East 15 feet to an iron; thence South 1 deg. 40' West 160 feet to an iron, the place of Beginning. The above described property being informally known as Tax Lot 112, Block 321, Forsyth County Tax Maps. (921 East 23<sup>rd</sup> Street)