

FORSYTH CO, NC 46 FEE: \$ 17.00
PRESENTED & RECORDED: 10/15/2002 09:56AM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
STATE OF NC REAL ESTATE EXT: \$ 110.00
BK2288 P 933 - P 934

Do not write above this line

Excise Tax \$110.00	Tax Block 273, Lot 102	Parcel ID:
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Mail after recording to: Grantee; Attention: Mae Thompson, 225 W. Fifth Street, Suite 310, Winston-Salem, NC 27101

Myers Box 80

This instrument was prepared by: Stafford R. Peebles, Jr.

Brief description for the index:

Tract East 14th Street

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 15th day of October, 2002, and between

GRANTOR	GRANTEE
STAFFORD R. PEEBLES, JR. and wife, JUDY A. PEEBLES d/b/a FORSYTH INVESTMENT PROPERTIES, INC.	CITY OF WINSTON-SALEM 225 W. Fifth Street, Suite 310 Winston-Salem, NC 27101

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 Winston Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.**

IN WITNESS WHEREOF, each individual Grantor has hereunto set his hand and adopted as his seal the word "SEAL" appearing beside or near his signature, this sealed instrument being executed and delivered on the date first above written.

Stafford R. Peebles, Jr. (SEAL) Judy A. Peebles (SEAL)

Stafford R. Peebles, Jr. Judy A. Peebles

SEAL STAMP OFFICIAL SEAL
MELISSA H. WILSON
NOTARY PUBLIC - NORTH CAROLINA
COUNTY OF DAVIDSON
My Commission Expires 10/16/06

Melissa H. Wilson, a Notary Public of Davidson County, North Carolina certify that Stafford R. Peebles, Jr., and wife, Judy A. Peebles d/b/a Forsyth Investment Properties, Inc. personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the 15th day of October, 2002.

My Commission Expires: 10/16/06 Melissa H. Wilson Notary Public

The foregoing Certificate(s) of _____ 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.

REGISTER OF DEEDS FOR FORSYTH COUNTY

STATE OF NC - FORSYTH CO The foregoing certificate(s) of:
Melissa H. Wilson _____
NP(s)
is/are certified to be correct at the date of recordation shown on the first page hereof.
Dickie C. Wood, Register of Deeds by: [Signature] Deputy/ASS

EXHIBIT "A"

BEGINNING at an iron stake located in the northern right of way line of 14th Street; said iron being located at the point along the northern right of way line of 14th Street 50 feet eastwardly from the Northeast intersection of 14th Street and Ivy Avenue, and running thence from said point and place of beginning North 2 deg. 0' East 140 feet to an iron located in the southern boundary of a 10 foot alley; thence with a southern line of said 10 foot alley South 88 deg. 0' East 40 feet to an iron; thence South 2 deg. 0' West 140 feet to an iron located in the northern right of way line of 14th Street; thence with the Northern right of way line of 14th Street North 88 deg. 0 min. West 40 feet to the point and place of BEGINNING. The above described property shown on a survey by Joseph E. Franklin, Job No. 11-579, dated May 15, 1983.