

2005085661 00263



FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT

\$120.00

PRESENTED & RECORDED:

12-30-2005 03:49 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2628

PG: 4455-4457

ENVELOPE

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$120.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2005.
BY: _____

Mail/Box to: 5076 Ozark Road, Winston-Salem, NC 27105

This instrument was prepared by H. Dwight Nelson, *Attorney At Law* P.O. Box 902, Rural Hall, NC 27045

Brief description for the index: 1002 Ada Avenue and 1292 Opportunity Road

THIS DEED made this the 28th day of December 2005, by and between:

<i>GRANTORS</i>	<i>GRANTEES</i>
<p>ROY W. MYERS, JR., unmarried, VICTORIA LYNN MYERS, unmarried, and VICTORIA LYNN MYERS and ROY W. MYERS, JR., the sole lawful heirs of BRADYLEY W. MYERS, and ROY W. MYERS, JR., Trustee for The ROY W. MYERS, SR. FAMILY TRUST</p>	<p>CHARLIE D. WALL, JR. and wife, CAROLYN H. WALL</p>

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

SEE ATTACHED EXHIBIT "A" FOR A MORE COMPLETE LEGAL DESCRIPTIONS.

Property Addresses: 1002 Ada Avenue, Winston-Salem, NC 27105 and
1292 Opportunity Road, Winston-Salem, NC

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:

Any Easements and Restrictions of Record and 2006 Ad Valorem Taxes, not yet due and payable.

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

Roy W. Myers, Jr. (SEAL)
 ROY W. MYERS, JR., individually

Victoria Lynn Myers (SEAL)
 VICTORIA LYNN MYERS, individually

Roy W. Myers, Jr. (SEAL)
 ROY W. MYERS, JR., heir of Bradley W. Myers

Victoria Lynn Myers (SEAL)
 VICTORIA LYNN MYERS, heir of Bradley W. Myers

Roy W. Myers, Jr. (SEAL)
 ROY W. MYERS, JR., Trustee for the
 Roy W. Myers, Sr. Family Trust



<p>Seal-Stamp</p> 	<p>State of North Carolina – County of <u>Forsyth</u></p> <p>I, the undersigned Notary Public of <u>Stokes</u> County and State aforesaid certify that ROY W. MYERS, JR., individually, as the lawful heir of BRADLEY W. MYERS, and as Trustee for the Roy W. Myers, Sr. Family Trust 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 <u>30th</u> day of December, 2005.</p> <p><u>Karen S. Branscome</u> Notary Public My Commission Expires: <u>4-15-2008</u></p>
<p>Seal-Stamp</p> 	<p>State of North Carolina – County of <u>Forsyth</u></p> <p>I, the undersigned Notary Public of <u>Stokes</u> County and State aforesaid certify that VICTORIA LYNN MYERS, individually and as the sole heirs of BRADLEY W. MYERS 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 <u>30th</u> day of December, 2005.</p> <p><u>Karen S. Branscome</u> Notary Public My Commission Expires: <u>4-15-2008</u></p>

EXHIBIT "A"

TRACT ONE

BEGINNING at an iron stake on the South side of Ada Avenue at the northwest corner of Lot #48 of the A.T. Cox Development; running westwardly with the South side of Ava Ave. 70.03 feet to an iron stake at the northwest corner of Lot #51, thence southwardly with the West line of Lot #51, 166.03 feet to an iron stake in the line of Morris Tally dower, thence eastwardly with the line of Morris Tally dower, 85 feet to an iron stake at the southwest corner of Lot #48; thence northwardly with the West line of Lot #48, 166 feet to an iron stake, the place of BEGINNING, being all of Lots #49, 50, and 51 of the A. T. Cox Development, Plat of which is recorded in Plat Book 9, at Page 117, in the Office of the Register of Deeds of Forsyth County, North Carolina.

TRACT TWO

BEING known and designated as Lots Numbers 97 & 98 as shown on the Map of "Opportunity", and plat of said property being recorded in the, in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 12, Page 31, to which reference is hereby made for a more complete description of said property.