

2005085662 00264

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

\$28.00

PRESENTED &amp; RECORDED:

12-30-2005 03:49 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2628

PG: 4458-4460

ENVELOPE

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax \$28.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2005.  
BY: \_\_\_\_\_**Mail/Box to:** 2340 Oak Ridge Church Road, Booneville, NC 27011This instrument was prepared by H. Dwight Nelson, *Attorney At Law* P.O. Box 902, Rural Hall, NC 27045

Brief description for the index: 1050 Ada Avenue

**THIS DEED** made this the 28<sup>th</sup> day of December 2005, by and between:

<b>GRANTORS</b>	<b>GRANTEES</b>
<b>ROY W. MYERS, JR., unmarried, VICTORIA LYNN MYERS, unmarried, and VICTORIA LYNN MYERS and ROY W. MYERS, JR., the sole lawful heirs of BRADLEY W. MYERS, and ROY W. MYERS, JR., Trustee for The ROY W. MYERS, SR. FAMILY TRUST</b>	<b>RODNEY C. SMITH and  Wife, KRISTEN W. SMITH</b>

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 DESCRIPTION.****Property Addresses:** 1050 Ada Avenue, Winston-Salem, NC 27105 and

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 <b>ROY W. MYERS, JR., individually, as the lawful heir of BRADLEY W. MYERS, and as Trustee for the Roy W. Myers, Sr. Family Trust</b> 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 <b>VICTORIA LYNN MYERS, individually and as the sole heirs of BRADLEY W. MYERS</b> 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"

BEING known and designated as Lots Numbers 26, 27, 28, 29, 30, and 31 as shown on the Map Showing Subdivision of A. T. Cox, as recorded in Plat Book 9, Page 117(2), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.