

2007013392 00235

FORSYTH CO, NC

FEE \$17.00

GIFT DEED

PRESENTED &amp; RECORDED:

03-09-2007 03:45 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK: RE 2735

PG: 3887-3888

## ENVELOPE

No closing and No Title Search

Tax Block: 1338 Lot: 005D

Mail After Recording to: SARALYN ALSTON, P.O. Box 30762, Charlotte, NC 28230

Mail Future Tax Bills to: SARALYN ALSTON, P.O. Box 30762, Charlotte, NC 28230

Prepared by: William L. Nelson, Attorney

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 6th day of March 2007, by and between:

GRANTOR(S)	GRANTEE(S)
CHARLIE ALSTON and wife, LENORA L. ALSTON	SARALYN ALSTON

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, in consideration of Ten Dollars and Other Valuable Consideration (\$10.00 & OVC) to them 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 lying and being in Forsyth County, North Carolina; and being more particularly described as follows:

**Begin designated and described in the Exhibit "A" attached hereto and made a part hereof by reference.**

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances there unto belonging to the grantee in fee simple.

AND GRANTOR covenants with 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 herein above described is subject to the following exception.

SUBJECT to all easements, rights of way and restrictions of record, if any and 2007 taxes which have been prorated to date of closing.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Charlie Alston 3-6-07  
CHARLIE ALSTON (SEAL)

Lenora L. Alston 3/6/07  
LENORA L. ALSTON (SEAL)

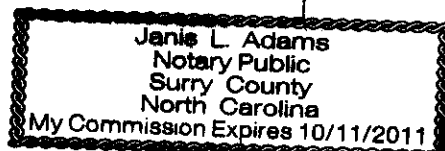
STATE OF NORTH CAROLINA - FORSYTH COUNTY

I, Janis L. Adams a Notary Public in and for the Surry County, North Carolina hereby certify that Charlie Alston and wife, Lenora L. Alston, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal, this the 6th day of March, 2007.

Janis L. Adams  
Notary Public

My commission expires:

10-11-2011

RE: SARALYN ALSTON

## Exhibit "A"

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina and BEGINNING at an iron stake on the northside of Glenn Avenue, said stake being distant eastwardly 45' from the northeast intersection of Glenn Avenue and North Cherry Street; thence along the north side of Glenn Avenue eastwardly 55' to an iron stake, southwest corner of Lot Number 6 on the hereinafter mentioned map; thence northwardly 50' to an iron stake; thence westwardly 55' to an iron stake; thence southwardly 50' to an iron stake on the north side of Glenn Avenue, the place of BEGINNING. The same being a part of Lot 5A, Block 21, on map of revision of part of Blocks 21 and 16 of North Cherry Street development, as recorded in Plat Book 4, Page 54A in the Office of the Register of Deeds of Forsyth County, North Carolina.

Being informally known as 931 Pittsburgh Avenue (formerly 931 Glenn Avenue), Winston-Salem, North Carolina 27105 and further known as Block 1338, Lot 5D, Forsyth County Tax Maps as the same are now constituted.