

2007013679 00258

FORSYTH CO, NC FEE \$23.00
STATE OF NC REAL ESTATE EXT

\$94.00

PRESENTED & RECORDED:

03-12-2007 11:49 AM

DICKIE C WOOD
REGISTER OF DEEDS

By: MARY D CALDWELL DPTY

BK: RE 2736

PG: 694-697

ENVELOPE

Drafted by: William E. Rabil, Jr.

Mail deed and future tax bills to Grantees at: 1036 Junia Avenue, Winston-Salem NC 27107

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6 day of March, 2007, by and between BETTY P. MCPHERSON and husband, GROVER C. MCPHERSON, and F. DONALD POINDEXTER, JR. and wife, PEARL W. POINDEXTER, GRANTORS, to ASUNCION O. MARTINEZ and wife, JENNIFER MARTINEZ, as GRANTEES.

The designation Grantors and Grantees 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 Grantors, in consideration of Ten Dollars and Other Valuable Considerations (\$10.00 & O.V.C.) to them paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple all that certain lot or parcel of land located in Forsyth County, North Carolina, and more particularly described on attached Exhibit A.

Property Address: 1036 Junia Avenue, Winston-Salem NC 27107

Tax Lot 102B of Tax Block 1537

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 Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, subject to easements, rights-of-way and restrictive covenants of record, if any, and to ad valorem taxes for the current year.

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

F. Donald Poindexter (SEAL)
F. DONALD POINDEXTER, JR.

Pearl W. Poindexter (SEAL)
PEARL W. POINDEXTER

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

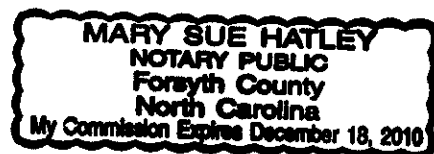
I Mary Sue Hatley, a Notary Public of said County and State, do hereby certify that on this 6 day of March, 2007, before me personally appeared, F. DONALD POINDEXTER, and wife, PEARL W. POINDEXTER, who proved to me by satisfactory evidence to be ^{gr} the persons who signed on the foregoing document and acknowledged to me that they signed it voluntarily for its stated purpose.

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

Mary Sue Hatley
Notary Public

MARY SUE HATLEY
Typed or printed name of Notary Public

My Commission expires: 12/18/2010



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

Betty P. McPherson (SEAL)
BETTY P. MCPHERSON

Grover C. McPherson (SEAL)
GROVER C. MCPHERSON

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I Mary Sue Hatley, a Notary Public of said County and State, do hereby certify that on this 6 day of March, 2007, before me personally appeared, BETTY P. MCPHERSON and husband, GROVER C. MCPHERSON, who proved to me by satisfactory evidence to be the persons who signed on the foregoing document and acknowledged to me that they signed it voluntarily for its stated purpose.

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

Mary Sue Hatley
Notary Public

MARY SUE HATLEY
Typed or printed name of Notary Public

My Commission expires: 12/18/2010

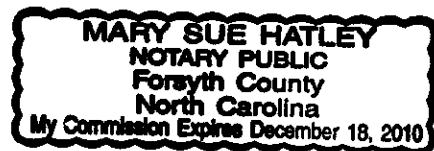


EXHIBIT A

BEGINNING at a stone, the same being the Northeast corner of Austin Charles' lot, runs thence Northwardly 156 feet to a stone on the South side of Junia Avenue; running thence Westwardly with Junia Avenue 76 feet to a stone; running thence Southwardly 150 feet to the Northwest corner of Austin Charles' lot; running thence Eastwardly 68 feet to the Beginning, same being part of the land deeded by R.B. Waugh and wife, Mary A. Waugh, to Miss C.E. Tucker, recorded in the Register of Deeds of Forsyth County, North Carolina in Deed Book No. 70, Page 4, dated November 15, 1902; and also being the same property described in that deed recorded in Deed Book 363, Page 140, Forsyth County Registry; and also being the same property identified as "Fourth Tract" in that deed recorded in Deed Book 1141, Page 165, Forsyth County Registry.

SAVE AND EXCEPT that strip of land from the northern end of the above described tract that is now within the right-of-way of Junia Avenue, as conveyed to the City of Winston-Salem in Book 1180, Page 1121, Forsyth County Registry and more particularly described therein as follows:

BEGINNING at an iron, the existing northwest corner of Lot 102, Block 1537, Forsyth County Tax Map and being also located 119.47 feet eastwardly from the existing southeast intersection of Junia Avenue and Bertha Street; running thence with the existing southern line of Junia Avenue south 66 degrees 18 minutes east 76.0 feet to an iron, the existing northeast corner of Lot 102; running thence with the eastern line of said lot south 03 degrees 45 minutes west 6.46 feet to an iron, the intersection of said lot line with the proposed Junia Avenue southern right-of-way line; running thence with the said right-of-way line north 68 degrees 17 minutes west 75.05 feet to an iron in the western line of Lot 102; running thence with the said lot line north 03 degrees 25 minutes east 9.23 feet to the BEGINNING, containing 559.48 square feet, all as per a map filed in the Department of Public Works, Winston-Salem, North Carolina.

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Tax Lot 102B of Tax Block 1537