

2007040853 00175

FORSYTH CO, NC FEE \$23.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

07-11-2007 03:46 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: BETTY C CAMPBELL DPTY

BK: RE 2767

PG: 4208-4211

Do not write above this line

DRAFTED BY: Gary J. Walker	Tax Block-Lot: See Exhibit "A"	Parcel ID: See Exhibit "A"
Mail after recording to: Walker Real Estate Company	Mail future tax bills to: Joe E. Walker & wife, Wanda H. Walker & Gary J. Walker & wife, Julia M. Walker	
2338 North Liberty Street	2338 North Liberty Street	
Winston-Salem, NC 27105-5341	Winston-Salem, NC 27105-5341	

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made this 1st day of July, 20 07, by and between**GRANTOR**

CARLSON & JURY PROPERTIES, LLC

GRANTEEJOE E. WALKER and wife, WANDA H. WALKER
GARY J. WALKER and wife, JULIA M. WALKER

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 (\$ \$10.00 & O.V.C.) \$10.00 and other valuable consideration 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 in Forsyth County, North Carolina, Winston Township, more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

Property Address: See Exhibit "A"

The above land was conveyed to Grantor by _____ (see book _____ page _____)

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to 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, is free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

This conveyance is made subject to easements, restrictions and rights-of way of record, if any.

IN WITNESS WHEREOF the Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors the day and year first above written.

Carlson & Jury Properties, LLC

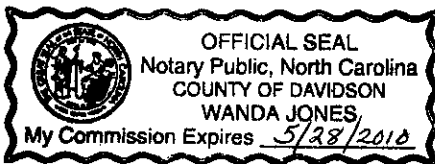
by: Jerald T. Carlson (seal) _____ (seal)
Jerald T. Carlson - Manager / Member (seal) _____ (seal)
 _____ (seal) _____ (seal)

by: _____

Corporate Name

President

Seal/Stamp



STATE OF NORTH CAROLINA - Forsyth County

I, Wanda Jones, a Notary Public of Davidson County, NC
 do hereby certify that Jerald T. Carlson personally came before
 me this day and acknowledged that he is the Manager / Member
Carlson & Jury Properties, LLC and acknowledged
 on behalf of the ^{Limited Liability} Company the due execution of the foregoing instrument.
 Witness my hand and notarial seal this the 1st day of July, 2007.
Wanda Jones Notary Public

My commission expires May 28, 2010.

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of _____ County, NC
 do hereby certify that _____
 _____ personally appeared before me
 this day and acknowledged the execution of the foregoing deed of conveyance.
 Witness my hand and notarial seal this the ____ day of _____, 20____
 _____ Notary Public

My commission expires _____, 20____.

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Davidson County, NC
 do hereby certify that _____
 _____ personally appeared before me
 this day and acknowledged the execution of the foregoing deed of conveyance.
 Witness my hand and notarial seal this the ____ day of _____, 20____
 _____ Notary Public

My commission expires _____, 20____.

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC
 do hereby certify that _____
 _____ personally appeared before me
 this day and acknowledged the execution of the foregoing deed of conveyance.
 Witness my hand and notarial seal this the ____ day of _____, 20____
 _____ Notary Public

My commission expires _____, 20____.

The foregoing Certificate(s) of _____

is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds for Forsyth County by: _____ Deputy/Asst.

Exhibit "A"

TRACT I - Lying and being on the west side of Thurmond Street, beginning at a stake 200 feet South of the Southwest intersection of Thurmond and 23rd Streets, the southeast corner of Lot No. 5; thence westwardly, along the south line of Lot No. 5, 150 feet to a stake, the Northeast corner of Lot 33; thence southwardly, along the East line of Lot 33, 50 feet to a stake, the Northwest corner of Lot No. 7; thence eastwardly, along the North line of Lot No. 7, 150 feet to a stake in the west margin of Thurmond Street, thence northwardly 50 feet to the stake and place of beginning, being known and designated as Lot No. 6, as shown on the Map of Wathanion Property, plat of which is recorded in Registry of Deeds Office, Forsyth County, North Carolina, in Plat Book 6, Page 207.

Property Address: 2044 Thurmond Street, Winston-Salem, NC 27105-4954

Tax Block: 1358 / **Lot:** 006

TRACT II - A lot of land lying on the east side of Jackson Avenue, in Winston-Salem, Forsyth County, North Carolina, and more particularly described as follows: Beginning at an iron stake on the east side of Jackson Avenue, the Southwest corner of Lot No. 459, and running thence South 85 degrees East 110 feet with the south line of Lot No. 459 to an iron stake; thence South 5 degrees West 50 feet to an iron stake; thence North 85 degrees West 110 feet to an iron stake in the east side of Jackson Avenue; thence North 5 degrees East 50 feet with the east side of Jackson Avenue to the place of beginning, and being known and designated as Lot No. 461 on the Map of Cameron Park Addition as recorded in Plat Book 8, Page 217 (8), of the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 909 Jackson Avenue, Winston-Salem, NC 27101-3354

Tax Block: 0434 / **Lot:** 461

Parcel Identifier No.: 6835-89-0753

TRACT III - Being known and designated as Lot No. 17, Block 22, Section A, Map of Bon Air - Greenway Place, a plat of which is recorded in Plat Book 3, Page 25 in the office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 2824 Glenn Avenue, Winston-Salem, NC 27105-8309

Tax Block: 1172 / **Lot:** 017

Parcel Identifier No.: 6836-37-4083

Exhibit "A"

TRACT IV - Being known and designated as Lot No. 36, Section 8, as set out upon Map of Bon Air, a plat of which is recorded in Plat Book 3, Page 25, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Subject to any and all restrictions and easements of record, if any, and also subject to a driveway encroachment of Lot 39 on to Lot 36 as shown by an unrecorded survey prepared by Joseph B. Bennett, Surveyor, dated February 8, 1982.

Property Address: 3000 North Patterson Avenue, Winston-Salem, NC 27105-4319

Tax Block: 1186 / **Lot:** 036

Parcel Identifier No.: 6836-37-1918

TRACT V - BEING KNOWN AND DESIGNATED as Lot No. 142 as shown on the Map of Fairview Heights, Andrews Addition to Fairlawn Plat #2 as recorded in Plat Book 8, page 88 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 1602 East 23rd Street, Winston-Salem, NC 27105-5502

Tax Block: 1477 / **Lot:** 142

Parcel Identifier No.: 6836-84-2702