

ENVELOPE



**2007069443 00195**  
 FORSYTH CO, NC FEE \$23.00  
 PRESENTED & RECORDED:  
**12-05-2007 03:37 PM**  
 KAREN GORDON  
REGISTER OF DEEDS  
 BY: LORA SMALL  
 DPTY  
**BK: RE 2799**  
**PG: 3651-3654**

Excise Tax \$

Recording Time, Book and Page

\*\*\* No Title Search Requested or Performed

Tax Lot No. 005 and 006A

Parcel Identifier No. \_\_\_\_\_

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_  
 by \_\_\_\_\_

Mail after recording to: Grantee(s): 1620 Shadymount Avenue  
Winston-Salem, North Carolina 27105

This instrument was prepared by: BILLY D. FRIENDE, JR., P.A.

Brief Description for the index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made December 4, 2007 by and between

GRANTOR

GRANTEE

FREDERICK L. ROUNDTREE ( Unmarried )

KAREN D. ROUNDTREE

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 City of WINSTON-SALEM, WINSTON Township, FORSYTH County, North Carolina and more particularly described as follows:

See attached EXHIBIT A hereinafter incorporated  
 by reference.

Property Address: 1620 Shadymount Avenue  
Winston-Salem, North Carolina 27105

The above property herein above was acquired by Grantor by instrument recorded in Book 2686 at Page 232.

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 except for the exceptions hereinafter stated.

Title to the property herein above described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto 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.

\_\_\_\_\_  
( Corporate Name )

By:

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
Secretary

 (SEAL)  
FREDERICK L. ROUNDTREE

\_\_\_\_\_  
(SEAL)

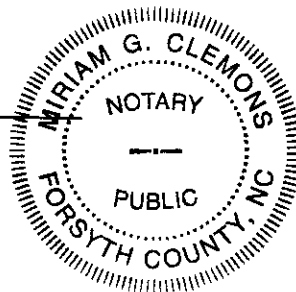
\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated either being personally known to me or proven by satisfactory evidence appeared before me this day.

FREDERICK L. ROUNDTREEDate: 12-05-07Miriam G. Clemons  
NOTARY PUBLIC

( Official Seal )

My Commission Expires: June 19, 2012

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated either being personally known to me or proven by satisfactory evidence appeared before me this day.

\_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

( Official Seal )

My Commission Expires: \_\_\_\_\_

## **EXHIBIT A**

### **Tract 1**

**BEGINNING** at a point on the west side of Shady Mount Avenue at the corner of 17<sup>th</sup> Street, runs thence in a westerly direction along 17<sup>th</sup> Street 86.5 feet to a stake; thence in a southerly direction 80.6 feet to a stake; thence in an easterly direction 97 feet to a stake; thence in a northerly direction along Shady Mount Avenue, to the point of Beginning.

See also Deed recorded in Book 556 at Page 214, Forsyth County Register of Deeds office.

Also being known and designated as Block 1220 Lot 005, Forsyth County Tax Maps.

### **TRACT 2**

**BEGINNING** at a point on the south side of 17<sup>th</sup> Street, said point being 86.5 feet from the corner of Shady Mount Avenue and 17<sup>th</sup> Street, running thence in a Westerly direction along 17<sup>th</sup> Street 50 feet to a stake; thence in a Southerly direction 80.6 feet to a stake; thence in an Easterly direction 50 feet to a stake; thence in a Northerly direction 80.6 feet to the point of beginning. Being Lot 10, "No. A", as shown on Map of Property of Rober Shoaf, made by Fred Fansler, C.E., June 1946. Said map being referred to for further description.

Also being known and designated as Block 1220 Lot 006A, Forsyth County Tax Maps.