

2007071728 00200

FORSYTH CO, NC FEE \$17.00

PRESENTED & RECORDED:

12-18-2007 12:47 PM

KAREN GORDON

REGISTER OF DEEDS
BY: BETTY C CAMPBELL
DPT

BK: RE 2802

PG: 1116-1117

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: Gift Deed

Block 561, Lots 87A & 87B

Mail/Box to: Grantees

Grantee's Address:

PO Box 10427

Winston-Salem, NC 27108

This instrument was prepared by: R. Brandt Deal

Brief Description for the Index: Lots 87A & 87 B Block 561 PB 8, Pg 56 Map of Salem

This Deed made this 14 day of December, 2007, by and between**GRANTOR: Houck M. Medford****GRANTEE: Houck M. Medford and wife Kathy B. Medford**

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:

BEGINNING at an iron stake in the western right-of-way line of Trade Street, said iron stake being North 2° 08' West 286.83 feet from an old iron located at the intersection of Trade and Bank Streets, and running thence from said beginning iron stake South 85° 40' 30" West 310.07 feet to an iron stake, thence North 4° 25' West 92 feet to an iron stake, thence North 85° 40' 30" East 310.53 feet to an iron stake in the western right-of-way line of Trade Street, thence along said right-of-way line South 4° 08' East 92 feet to the point and place of beginning, same being Lot No. 87 as set out upon the Map of Salem, recorded in Plat Book 8 at page 66 in the Office of the Register of Deeds of Forsyth County, North Carolina, being further known as Tax Lots 87A & 87B, Tax Block 561, and being that same property surveyed and platted by Joyce Engineering and Mapping Co., Inc. on the 17th and 18th days of February, 1977.

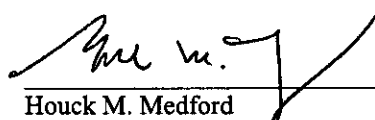
The purpose of this deed is to create a tenancy by the entirety pursuant to N.C. General Statute 39-13.3(b).

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, the 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:

Easements and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

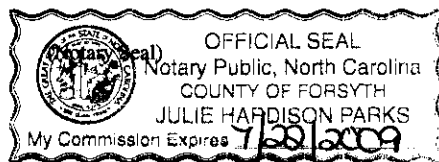
 (Seal)
Houck M. Medford

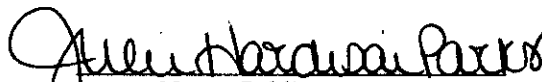
____ (Seal)

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Julie Hardison Parks a Notary Public of Forsyth County, State of North Carolina,, certify that Houck M. Medford personally came before me this day and he acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 14 day of December, 2007.




Notary Public
Print Name: Julie Hardison Parks
My Commission Expires: 7/22/2009