

2008003511 00083

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT

\$10.00

PRESENTED & RECORDED

01-23-2008 11:39 AM

KAREN GORDON
REGISTER OF DEEDS
BY PATSY RUTH DAVIS
DPTY

BK: RE 2808

PG: 772-773

Drafted By: Surratt & Thompson, PLLC

RECORDING TIME

No Title Search Requested or Performed by
Drafting Attorney

EXCISE TAX

PROBATE AND FILING FEE \$

PAID

Tax Block: 2228 Lot: 102C, 103, 104

Property Description: 1109 Don Avenue, Winston-Salem, NC 27105

Mail after recording and future tax bills to: Grantee at PO Box 602 Pfafftown NC 27040 *ENV*

NORTH CAROLINA LIMITED WARRANTY DEED

THIS DEED made this 21 day of January, 2008, by and between

GRANTOR

GRANTEE

Bryan C. Thompson, Commissioner

Alphonzo Vance

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

WHEREAS, by the authority of that Order entered by the Honorable Anderson D. Cromer, Superior Court Judge, dated October 8, 2007, in the Matter of the Estate of Mary Maggalene Barnes, Deceased, 07 CVS 3337, Grantor herein is authorized to sell by public sale the interest of Mary Maggalene Barnes, Deceased; and

WHEREAS, the Grantor herein after proper Notice of Sale, conducted a public sale of the real property herein was appointed Commissioner and conveyed on November 12, 2007, filed a Report of Sale, and held the sale open for upset bids, with a final bid in the amount of Four Thousand Seven Hundred Fifty and NO/100's Dollars (\$4,750.00) being tendered by Grantee herein with no further upset bids being tendered and the time for filing additional upset bids having expired; and

WHEREAS, by Order of Confirmation executed on January 2, 2008, by the Honorable Anderson D. Cromer, Superior Court Judge of Forsyth County, Grantor herein is authorized to convey property to Grantee herein upon receipt of the sum of Four Thousand Seven Hundred Fifty and NO/100's Dollars (\$4,750.00);

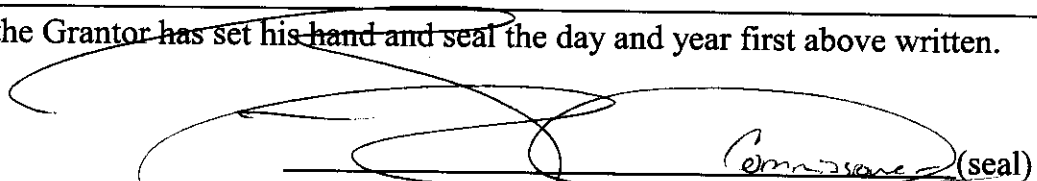
NOW, THEREFORE, in consideration of ten dollars and other valuable consideration (\$10.00 and o.v.c.) to him paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor has and by these presents does grant, bargain, sell and convey unto the Grantee all of the interest of Mary Maggalene Barnes, Deceased, in and to that certain lot or parcel of land in Forsyth County, North Carolina, more particularly described as follows:

BEGINNING at an iron stake on the North side of Don Avenue, 15 feet West of the southwest corner of Lot # 101; thence running along the North side of Don Avenue, North 87° 30' 00" West 74.84 feet to an iron stake, which said iron stake is in the southeast corner of Lot # 105; running thence along the East line of Lot # 105, North 02° 50' 42" East 167.43 feet to an iron stake in the northeast corner of Lot # 105; running thence South 87° 26' 01" East 74.48 feet to a point, which said point is 15 feet West of the northwest corner of Lot # 101; running thence in a line parallel with the West line of Lot # 101, South 02° 43' 28" West 167.34 feet, more or less, to the place of BEGINNING, and being known and designated as the Western one-half, or 15 feet, of Lot # 102 and all of Lots # 103 and # 104 of the A.T. Cox Subdivision No. 2, recorded in the Office of the Register of Deeds of Forsyth County in Plat Book 12, Page 192, to which reference is hereby made for a more particular description. For back title see deed recorded in Book 1970, Page 2179.

Together with and subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee. And the Grantor covenants with the Grantee, that Grantor has the right to convey the same, that title is marketable, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, through, under or on account of the Grantor, as Commissioner, insofar as it is his duty to do so by virtue of his office as Commissioner, but no further. Save and except easements, restrictions, and rights of way as appear of record.

IN WITNESS WHEREOF the Grantor ~~has set his hand and seal~~ the day and year first above written.



Bryan C. Thompson, Commissioner (seal)

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Kendall L. Simmons, a Notary Public of Forsyth County, North Carolina, do hereby certify that Bryan C. Thompson, Commissioner, personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and notarial seal this the 21 day of January, 2008.

KENDAL L. SIMMONS
Notary Public - North Carolina
Forsyth County
My Commission Expires 10/21/2012

(SEAL / STAMP)

Kendal L. Simmons
Kendal L. Simmons, Notary Public

My commission expires: 10/21/2012