

2008045503 00092
 FORSYTH CO, NC FEE \$20.00
GIFT DEED
 PRESENTED & RECORDED:
 09-05-2008 01:00 PM
 KAREN GORDON
 REGISTER OF DEEDS
 BY: PATSY RUTH DAVIS
 DPTY
BK: RE 2853
PG: 1599-1601

Gift Deed

Drafted by: William E. Rabil, Jr. - Return to Box 35

Mail ~~Deeds~~ Tax Bills to Grantee at: 240 Christie St., Apt. 2, Ridgefield Park, NJ 07660

FORSYTH COUNTY, NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 3rd day of September, 2008, by and between DWAYNE WASHINGTON and wife, LaVONYA N. WASHINGTON, as GRANTORS, to RONALD WILLIAMS, as GRANTEE.

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 Grantors, in consideration of One Dollar and Other Valuable Considerations (\$1.00 & O.V.C.) to it 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 a one-half undivided interest in that certain lot or parcel of land located in Forsyth County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT A

Gift Deed D.W

Property Address: 26 W. Twenty-Fifth Street, Winston-Salem, NC 27105

Tax Lot 101 of Tax Block 1661

PIN: 6836-15-8490.00

Upon the recording of this deed, DWAYNE WASHINGTON and RONALD WILLIAMS shall each own a one-half undivided interest in the property described herein as tenants in common.

TO HAVE AND TO HOLD a one-half undivided interest in 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 Grantee, that the Grantors have the right to convey a one-half undivided interest in same. And that the Grantors covenant that the Grantors have done nothing to impair such title as the Grantors received and that the Grantors will warrant and defend the title against the lawful claims of all persons claiming any interest in the subject property by, under, or through the Grantors but no further, and being subject to all 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 have set their hands and seals, the day and year first above written.

Dwayne Washington (SEAL)
DWAYNE WASHINGTON

LaVonya N. Washington (SEAL)
LaVONYA N. WASHINGTON

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Susan H. Hutchison, a Notary Public of said County and State, do hereby certify that on this 3 day of September, 2008, before me personally appeared, DWAYNE WASHINGTON and wife, LaVONYA N. WASHINGTON, who proved to me by satisfactory evidence to be the person who signed the foregoing document and acknowledged to me that they signed it voluntarily for its stated purpose.

Witness my hand and notarial seal this 3 day of September, 2008.

Susan H. Hutchison
Notary Public

Susan H. Hutchison
Typed or printed name of Notary Public

My Commission expires: 7/11/2012



Exhibit A

Beginning at an iron stake located in the Southern right of way line of West 25th Street, said point being located in the Northwest corner of Lot 20 as shown on the Map of Greenway Place, Block F, as recorded in Plat Book 4 at Page 73, Forsyth County Registry, thence running with said right of way line South 86 degrees 45 minutes East 60.02 feet to an iron stake; thence running South 02 degrees 16 minutes 10 seconds West 109.78 feet to an iron stake; thence running North 86 degrees 50 minutes 05 seconds West 59.24 feet to an iron stake; thence running North 01 degrees 51 minutes 50 seconds East 109.89 feet to an iron stake located in the Southern right of way line of West 25th Street the point and place of Beginning, and being the Western portion of Lots 19 and 20 on the Map of Greenway Place, Block F, which is recorded in Plat Book 4 at Page 73 in the Forsyth County Registry; and also being the same property as shown on a map entitled Henry O. Washington and wife, Ernestine, prepared by Allied Land Surveying Co. dated 10/21/87, and being all of and the same property as described in Book 1626, Page 4048, Forsyth County Registry.

Property Address: 26 West 25th Street, Winston-Salem, NC

Tax Lot 101 of Tax Block 1661