

2008060578 00072

FORSYTH CO, NC FEE \$23.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

12-31-2008 11:19 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: E. NAVARRO

DPTY

BK: RE 2867

PG: 1754-1757



Excise Tax \$	
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This instrument was prepared by: Norman L. Nifong (Box 33)

Mail future tax bills to: Todd A. Rafferty, 1500 Becky Hill Road, Lexington, NC 27295

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 22nd day of December, 2008, by and between

GRANTOR	GRANTEE
ROBERT GREGG RAFFERTY and wife, EDITH D. RAFFERTY	TODD A. RAFFERTY

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, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, a **one-half (1/2) undivided interest** in and to that certain lot or parcel of land situated in **Forsyth** County, North Carolina and more particularly described as follows:

For description see EXHIBIT "A" attached hereto and incorporated herein by reference as if fully set forth in its entirety.

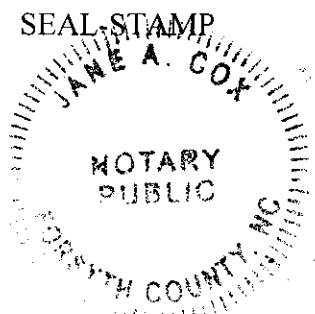
TO HAVE AND TO HOLD a one-half (1/2) undivided interest in and to the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenant with the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, except as above set forth.

IN TESTIMONY WHEREOF, the Grantor has hereunto set his hand and adopted the printed word [SEAL] as his own seal.

Robert Gregg Rafferty [SEAL]
Robert Gregg Rafferty

Edith D. Rafferty [SEAL]
Edith D. Rafferty



STATE OF NORTH CAROLINA-Forsyth County

I, Jane A. Cox, a Notary Public of said county and state certify that Robert Gregg Rafferty and wife, Edith D. Rafferty personally appeared before me this day and each acknowledged to me that he or she voluntarily signed the foregoing document for the purposes therein expressed and in the capacity indicated.

Witness my hand and official seal, this the 22nd day of December, 2008.

Jane A. Cox Notary Public

My commission expires: 6/22/2010

EXHIBIT "A"
Legal Description for Warranty Deed
dated
December 22, 2008
from
Robert Gregg Rafferty and wife, Edith D. Rafferty
to
Todd A. Rafferty

TRACT ONE:

BEGINNING at an iron at the intersection of the northern right-of-way line of Fourteenth Street and the eastern right-of-way line of a 10-foot alley, said iron also being the southwest corner of Lot 2 as shown on Map of North Cherry Development as recorded in Plat Book 4 at Pages 54 and 55 in the Office of the Register of Deeds of Forsyth County, North Carolina; thence from said **beginning point** along the eastern right-of-way line of said 10-foot alley North 00 degrees 39 minutes 31 seconds East 70.00 feet to an iron; thence South 71 degrees 16 minutes 09 seconds East 63.05 feet to an iron in the north line of the aforementioned Lot 2; thence along the north line of said Lot 2 South 89 degrees 16 minutes 25 seconds East 64.88 feet to an iron in the western right-of-way line of Harrison Avenue; thence along the western right-of-way line of Harrison Avenue South 00 degrees 39 minutes 56 seconds West 50.10 feet to an iron at the northwest intersection of the right-of-way line of Harrison Avenue and Fourteenth Street; thence along the northern right-of-way line of Fourteenth Street North 89 degrees 27 minutes 39 seconds West 124.84 feet to the point and place of **BEGINNING** and being all of Lot 2 and a triangular portion carved from the southwestern corner of Lot 4 as shown on Map of North Cherry Development as recorded in Plat Book 4 at Pages 54 and 55 in the Office of the Register of Deeds of Forsyth County, North Carolina, all according to survey of Thomas A. Riccio dated July 14, 2004, and being the identical property described in deed recorded in Book 2330 at Page 4208, Forsyth County Registry.

SAVE AND EXCEPT that certain tract or parcel of land deeded to Fredrick Norman Hunt by deed recorded in Book 2559 at Page 1988, Forsyth County Registry, being more specifically described as follows:

BEGINNING at an iron stake, the southeast corner of Lot No. 2 as shown on the above referenced map; thence proceeding North 59 degrees 27 minutes 39 seconds West 65 feet to an iron stake; thence North 00 degrees 32 minutes 21 seconds East 50 feet to an iron stake; thence South 89 degrees 27 minutes 33 seconds East 65 feet to an iron stake; then South 00 degrees 32 minutes 21 seconds West 50 feet to the point of **BEGINNING**, according to survey prepared for Jacqueline Hanes and Denise Hanes by United LTD dated May 20, 1987, to which reference is made for a more particular description, and being the identical property as described in deed recorded in Book 2184 at Page 2142, Forsyth County Registry.

PROPERTY ADDRESS: 1209 W. 14th Street, Winston-Salem, NC 27105
BLOCK: 1353 LOT: 101B

TRACT TWO:

BEGINNING at an iron stake on the north side of 22nd Street, formerly Nicholson Street, the southwest corner of Lot 141, and running thence North 3 degrees 25 minutes West 150 feet with the west side of Lot 141 to an iron stake, the northwest corner of Lot 141; thence running South 86 degrees 35 minutes West 50 feet to an iron stake, the northeast corner of Lot 137; thence running South 3 degrees 25 minutes East 50 feet with the line of Lot 137 to an iron stake; thence running North 86 degrees 35 minutes East 5 feet to an iron stake; thence running South 3 degrees 25 minutes East 100 feet to an iron stake, the north side of 22nd Street; thence running North 86 degrees 35 minutes East with the north side of 22nd Street 45 feet to the place of **BEGINNING**, and being known and designated as a part of Lot 139 on the map of Home Real Estate Loan and Insurance Company's Hege property which is recorded in Plat Book 2, Page 18-A in the Office of the Register of Deeds of Forsyth County, North Carolina.

PROPERTY ADDRESS: 1207 E. 22nd Street, Winston-Salem, NC 27105
BLOCK: 0330 LOT: 113

TRACT THREE:

BEGINNING at an iron stake in the east right-of-way line of Bruce Street, said iron stake being located 55 feet north of the northeast corner of said Street and Patterson Avenue; running thence eastwardly on a line parallel with Patterson Avenue 100 feet to an iron stake; thence northwardly on a line parallel with Bruce Street 55 feet to an iron stake; thence westwardly on a line parallel with Patterson Avenue 100 feet to an iron stake in the east right-of-way line of Bruce Street; thence with said line southwardly 55 feet to the place of **BEGINNING**. Being the north one-half (1/2) of Lots 399, 400, 401, and 402 as shown on the Revised Map of Columbia Heights Extension as recorded in Plat Book 4 at Page 177 in the Office of the Register of Deeds of Forsyth County, North Carolina.

PROPERTY ADDRESS: 1211 Bruce Street, Winston-Salem, NC 27107
BLOCK: 1423 LOT: 101

TRACT FOUR:

Being known and designated as Lots 435 and 436 as shown on the Map of Columbia Heights Extension as recorded in Plat Book 2 at Page 75 in the Office of the Register of Deeds of Forsyth County, North Carolina.

PROPERTY ADDRESS: 1514 Diggs Boulevard, Winston-Salem, NC 27107
BLOCK: 1423 LOT: 435 and 436