



2010047723 00185

FORSYTH CO, NC FEE \$25.00
STATE OF NC REAL ESTATE EXTX
\$186.00

PRESENTED & RECORDED
12-07-2010 03:17:07 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: C MCCUMMINGS
DPTV

BK: RE 2979
PG: 144-146

Box 153

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$186.00

Parcel Identifier No. 6824-39-2054.00 County on the day of , 20

By:
Mail/Box to: 1143 MELROSE STREET, WINSTON-SALEM, NC 27103

This instrument was prepared by: BUNCH & ASSOCIATES, 3411 HEALY DRIVE, SUITE C, WINSTON-SALEM, NC 27103

Brief description for the Index: Box 153

THIS DEED made this 2 day of December, 2010, by and between

GRANTOR
BOBBY JUNE MARTIN, A/K/A BOBBY J. MARTIN
AND WIFE,
JUDY MARTIN
1225 CONARD SOWERS ROAD
LEXINGTON, NC 27295

GRANTEE
ROBERT GRAHAM A/K/A
ROBERT BRUCE GRAHAM
1143 MELROSE STREET
WINSTON-SALEM, NC 27103

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

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-SAELM TOWNSHIP FORSYTH County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY HEREBY CONVEYED, KNOWN AS 1143 MELROSE STREET, WINSTON-SALEM, NC 27103, AND BEING INFORMALLY KNOWN AS TAX PARCEL ID # 6824-39-2054.00 AND ALSO AS TAX LOT 109E, BLOCK 1682, FORSYTH COUNTY TAX RECORDS.

All or a Portion of the property herein conveyed ___ includes or ___ does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by deed recorded in Book 1172 Page 182
A map showing the above described property is recorded in Plat Book Page

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee 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, other than the following exceptions. Save and except easements and restrictions of record, if any, and 2010 ad valorem taxes.

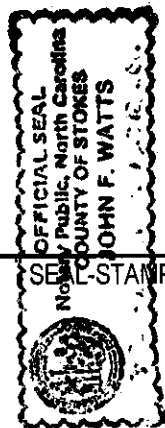
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(SEAL) Bobby June Martin (SEAL)
BOBBY JUNE MARTIN

USE BLACK INK ONLY

Judy Martin (SEAL)
JUDY MARTIN

SEAL-STAMP



USE BLACK INK ONLY State of North Carolina County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that BOBBY JUNE MARTIN AND WIFE, JUDY MARTIN personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 2 day of December, 2010.

My Commission Expires: 4-26-2011 John F. Watts
Notary Public

SEAL-STAMP

USE BLACK INK ONLY State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
Notary Public

SEAL-STAMP

USE BLACK INK ONLY State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct.

This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on first page hereof. Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT "A"

BEGINNING at a stake on the east side of Melrose Street, said stake being 53 feet north of the northeast intersection of Sherwood Drive and Melrose Street, running thence North 1° 20' East 59.77 feet to a stake; thence South 88° 42' East 173.34 feet to a stake; thence South 3° 40' West 59.83 feet to a stake; thence North 88° 42' West 170.9 feet to a stake in Melrose Street, the place of Beginning, being known and designated as part of Block M as shown on the map of the J. H. Nading property recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 4, page 82; also shown as Lot 109E, Block 1682, as shown on the City-County Tax Map. Being part of the property conveyed to Thomas A. Saunders and wife, Sallie L. Saunders by B. B. King and wife, Nellie B. King by deed recorded in Book 612, page 389 and being the same property conveyed to William Lee Kinney, Jr. and wife, Imogene Williamson Kinney by Thomas A. Saunders and wife, Sallie L. Saunders by deed recorded in Deed Book 62, page 39 in the Office of the Register of Deeds of Forsyth County, North Carolina.