

**2011002545 00079**

FORSYTH CO, NC FEE \$28.00
 STATE OF NC REAL ESTATE EXT
\$34.00

PRESENTED & RECORDED:
 01-19-2011 12:53:31 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPTY

BK: RE 2985
PG: 4101-4104

ENVELOPE

Mail Deed to: Grantee(s): 3959 Lienbach Drive
Winston-Salem, North Carolina 27106

Stamps 34.00

This instrument was prepared by: **BILLY D. FRIENDE, JR., P.A.**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made May 20, 2010 by and between

GRANTOR	GRANTEE
BEATRICE R. KELLY, by his Attorney-In-Fact, NINETTA JOYCE KELLY <u>927 Pittsburgh Avenue</u> <u>winston-Salem, North Carolina 27105</u>	SARALYN T. ALSTON <u>3959 Lienbach Drive</u> <u>Winston-Salem, North Carolina 27106</u>

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 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:

See attached EXHIBIT A hereinafter incorporated
 by reference.

The above property herein above was acquired by Grantor by instrument recorded in Book 879 at Page 541.

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, 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 except for the exceptions hereinafter stated.

Title to the property herein above described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

By: _____

President

ATTEST:

Secretary

Ninetta Joyce Kelly P.O.A. (SEAL)
BEATRICE R. KELLY, by his
Attorney-In-Fact, NINETTA JOYCE
KELLY

(SEAL)

(SEAL)

NORTH CAROLINA, FORSYTH COUNTY

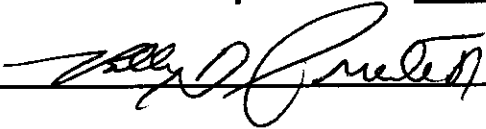
I, BILLY D. FRIENDE, JR., Notary Public for the County of Forsyth and the State of North Carolina, do hereby certify that NINETTA JOYCE KELLY, either being personally known to me or proven by satisfactory evidence, who is the Attorney-In-Fact for BEATRICE R. KELLY, personally appeared before me this day, and being by me duly sworn, acknowledged that he/she voluntarily executed the foregoing and annexed instrument for and in behalf of the said BEATRICE R. KELLY and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded at Book 2955, Page 1614 in the office of the Register of Deeds for Forsyth County, North Carolina on the 19nd day of July 2010, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

I do further certify that the said NINETTA JOYCE KELLY, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said BEATRICE R. KELLY

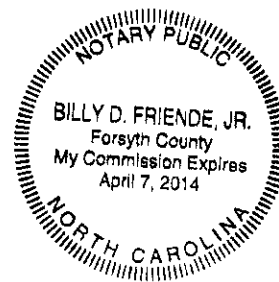
WITNESS my hand and seal, this the 19th day of January 2011.

My commission expires:

April 7, 2014



Notary Public



NORTH CAROLINA, FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he and she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated either being personally known to me or proven by satisfactory evidence appeared before me this day.

—

Date: _____

Notary Public _____

(Official Seal)

My Commission Expires: _____

EXHIBIT "A"

BEGINNING at an iron stake in the northern right-of-way line of Glenn Avenue (formerly Woodrow Boulevard) 100 feet east of the northeast corner of the intersection of Glenn Avenue and North Cherry Street, and running from the said beginning stake eastwardly with the northern right-of-way line of Woodrow Boulevard 50 feet to an iron stake; thence, northwardly, 146.2 feet to an iron stake; thence westwardly 42.5 feet to a point; thence southwardly 134 feet to the BEGINNING.

Being known and designated as a southeast portion of lots 5 and 6, Block 21, "North Cherry Street Development Company", plat of which is recorded in Plat Book 4 at Page 54 and 55, in the Office of the Register of Deeds of Forsyth County, NC, reference to which is hereby made for a more particular description.