

**2011031378 00095**FORSYTH CO, NC FEE \$22.00  
STATE OF NC REAL ESTATE EXT  
**\$35.00**

PRESENTED &amp; RECORDED:

08-19-2011 11:24:06 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: S. GRIFFITH  
ASST**BK: RE 3015****PG: 3920-3921**

Excise Tax: \$35

Parcel Identifier No.: Block 1299, Lot 007 or 6834-32-9980.00 #103

Property Address: 2835 S. Main Street, Winston-Salem, NC 27127

Mail future tax bills to: 1835 Darwick Road, Winston-Salem, NC 27127

Mail Deed to: 1835 Darwick Road, Winston-Salem, NC 27127

This instrument was prepared by: **Harold R. Crews, Attorney at Law**

Brief Description for the index Lot 7 South Terrace, Plat Book 3, Page 88

**NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made the 19<sup>th</sup> day of August 2011 by and between**GRANTOR****ERNESTINE M. O'NEAL aka ERNESTINE W. O'NEAL**  
(widow) by and through her Attorney-in-Fact,  
**WILLIAM THOMAS O'NEAL, JR.**  
105 Chrisfield Circle  
Winston-Salem, NC 27104**GRANTEE****DANA L. GRIESER and ux,**  
**SHARON GRIESER**  
1835 Darwick Road  
Winston-Salem, NC 27127

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 Forsyth County, North Carolina and more particularly described as follows:

**BEGINNING** at a stake on the east side of South Main Street, said stake being 310.4 feet north of the northeast intersection of South Main and Barber Streets; running thence North 03-00-00 West 60 feet to a stake the southwest corner of Lot 8; thence North 87-00-00 East 150 feet to a stake in an alley the southeast corner of Lot 8; thence South 03-00-00 East 60 feet to a stake the northeast corner of Lot 6; thence South 87-00-00 West 150 feet to a stake in South Main Street the northwest corner of Lot 6 and the place of **BEGINNING**, being Lot 7 as shown on the Map of South Terrace recorded in the Office of the Register of Deeds of Forsyth County in Plat Book 3, Page 88.

Being the same property conveyed to William T. O'Neal and ux, Ernestine M. O'Neal in that Deed recorded in Book 595, Page 63. William T. O'Neal, Sr. having passed away in Forsyth County on 10 September 1988.

**The property being conveyed does not include the primary residence of at least one Grantor (Per NCGS Section 105-317.2).**

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 hereinabove described is subject to the following exceptions:

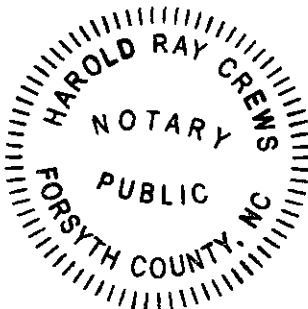
EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.  
2011 AD VALOREM TAXES.

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.

*Ernestine M. O'Neal*  
*By William Thomas O'Neal, Jr. AIA (Seal)*  
ERNESTINE M. O'NEAL BY WILLIAM THOMAS  
O'NEAL, JR. as Attorney in Fact

SEAL-STAMP

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH



I, Harold Ray Crews, a Notary Public for Forsyth County, North Carolina, do hereby certify that William Thomas O'Neal, Jr., attorney-in-fact for Ernestine M. O'Neal, personally appeared before me this day, and being duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Ernestine M. O'Neal, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina on 15 June 2006 in Book 2670, Page 278, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said William Thomas O'Neal, Jr. acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of said Ernestine M. O'Neal.

Witness my hand and official stamp or seal, this the 19<sup>th</sup> day of August, 2011.

*Harold Ray Crews*  
Notary Public: Harold Ray Crews  
My commission expires: 4/25/2015