



2011039232 00172

FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$92.00**

PRESENTED & RECORDED:  
 10-13-2011 02:32:24 PM

C. NORMAN HOLLEMAN  
 REGISTER OF DEEDS  
 BY: PATSY RUTH DAVIS  
 DPTY

**BK: RE 3024**  
**PG: 2171-2173**

**NORTH CAROLINA**  
**GENERAL WARRANTY DEED**

*Original to Monica Reed*

Excise Tax: 92.00

Recording Time, Book and Page

Tax Map No. 1206I001F

Parcel Identifier No. 6846-04-0959.00

Mail after recording to:

This instrument was prepared by: Reginald D. Alston

No Title Search Performed

THIS DEED made this 13<sup>th</sup> day of October, 2011 by and between

**GRANTOR**

Waldo C. Lester, Sr., widowed,

**GRANTEE**

*Razzak*  
 Khalic Razzha, Sr., 2020 Twenty-Fourth St. E, Winston-Salem, NC

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 and more particularly described as follows:

## Attached Exhibit A

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1730, Page 1963, \_\_\_\_\_ County Registry.

A map showing the above described property is recorded in Plat Book 18 Page 41, and referenced within this instrument.

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:

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 officer(s), the day and year first above written.

Waldo C. Lester, Sr. by Kimberly D. Nestitt, PDA (SEAL)

STATE OF North Carolina )

County of Forsyth )

On this 13<sup>th</sup> day of October, 2011 before me personally appeared Kimberly D. Nestitt (name of attorney in fact) to me known to be the individual who executed the foregoing instrument as attorney in fact of Waldo C. Lester Sr (name of principal) therein described, and acknowledge to me that (he, she) signed and sealed the said instrument as such attorney in fact for said principal, freely and voluntarily, and for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said Waldo C. Lester, Sr (principal) is now living and sane.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)

Monica B. Reid  
Notary Public

My commission expires July 21, 2014

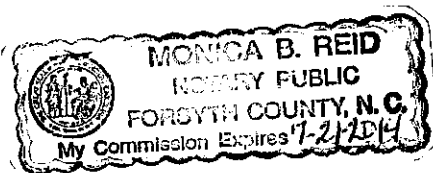


EXHIBIT A

Beginning at a stake in the Southwest corner of East 24th Street and Manchester Street; running thence with the West line of Manchester Street with a chord South 6 degrees 15 minutes West 150.3 feet to a stake; running thence North 88 degrees 00 minutes West 77 feet to a stake; running thence North 1 degree 0 minutes East 150 feet to a stake in the South line of East 24th Street; running thence with the South line of East 24th Street South 88 degrees 00 minutes East 90 feet to the place of Beginning. Being Lot Number One (1) as shown on the plat of "Property of E. V. Perrell, Jr." as surveyed and platted by J. E. Ellerbe, which plat is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 18, Page 41. Also being the Eastern portion of Lots Numbered One (1) through (6), Block "I" as shown on the map of Bowen Park, which map is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 12, Page 92.

This conveyance is made and accepted subject to the following conditions and restrictions:

The properties in the Bowen Park subdivision shall be used for residential purposes only with the exception of lots numbered 37 to 44, both inclusive, in Block "B" which may be used for business purposes and lots Numbered 22 to 26, both inclusive in Block "H" which may be used for recreational business purposes.

No residence can be erected on less than 2 lot units as shown on said map nor nearer the front lot lines than 35 feet and any residence erected in said subdivision shall cost not less than \$2500.00 exclusive of any garage or other outbuildings that may be erected in the rear of said residence.