



2011042539 00072

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X
\$22.00

PRESENTED & RECORDED:
11-03-2011 11:35:48 AM

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

BK: RE 3027
PG: 4021-4023

ENVELOPE

PREPARED BY: Combs Law Firm, PLLC

RETURN TO: Grantee @ 805 E. 23rd Street, Winston-Salem, NC 27105
SEND FUTURE TAX BILLS TO: Grantee @ 805 E. 23rd Street, Winston-Salem, NC 27105

No survey requested or performed.

Revenue Stamps: \$22.00

Brief description for index: Lots 11, 12 and part of 13 of J.C. Tise Property

NORTH CAROLINA)
)
)
FORSYTH COUNTY) **GENERAL WARRANTY DEED**

THIS DEED made this 2nd day of November, 2011, by and between TWIN COUNTY PROPERTIES, INC., a North Carolina corporation, 2308 N. Liberty Street, Winston-Salem, NC 27105, (hereinafter referred to as "Grantor), to JOHN GUY, 805 E. 23rd Street, Winston-Salem, NC 27105, (hereinafter referred to as "Grantee").

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 Grantees in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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: Rights of way, easements and any and all restrictions of record, current year ad valorem taxes.

For further reference, see Deed Book 2249, Page 632, Forsyth County Registry.

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

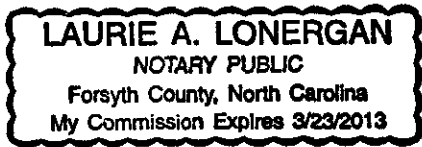
TWIN COUNTY PROPERTIES, INC., a North Carolina corporation

By: Michael C. Kates
Michael C. Kates, President

STATE OF NORTH CAROLINA - County of Forsyth

I, the undersigned, Notary Public of Forsyth County and State aforesaid, certify that Michael C. Kates, being personally known to me, personally appeared before me this day and acknowledged that he is President of Twin County Properties, Inc., a North Carolina corporation, and that he as President, being authorized to do so, voluntarily executed the foregoing on behalf of the corporation for the purposes stated therein.

Witness my hand and official stamp or seal, this the 2nd day of November, 2011.



Laurie A. Lonergan
Notary Public
Print Name: Laurie A. Lonergan

My Commission expires: 3-23-2013

EXHIBIT "A"

BEGINNING at a point on the west side of Liberty Street, which said point is 34.2 feet Northwestwardly from the northwest intersection of 23rd Street and Liberty Street, running thence with the west line of Liberty Street North 27° 30' East 70 feet, more or less, to a point in the middle line of a brick party wall; thence North 73° 00' West 139.8 feet, more or less, through and along the middle line of said brick party wall to a point in the east line of a 25-foot alley; thence South 15° 00' West 68.8 feet, more or less, along and with the east line of said 25-foot alley to a point in the middle line of a brick party wall; thence South 72° 03' East 121.8 feet, more or less, through and along the middle line of said brick party wall, to the place of BEGINNING.

The above-described realty being Lot Nos. 11, 12 and a part of 13 on the Map of J.C. Tise Property, recorded in Plat Book 2, Page 99 (4), in the Office of the Register of Deeds, Forsyth County, North Carolina, to which map reference is hereby made for a more complete description.

The property herein conveyed, being the same as that conveyed to C.T. Joyce by Wachovia Bank & Trust Co., Executor of the Estate of Joe H. Glenn, by deed dated June 4, 1926, recorded in Deed Book 264, Page 37, in the Office of the Register of Deeds of Forsyth County, North Carolina.

There is located upon the above-described property a one-story brick building with a metal second story over the rear portion of the brick building, same being formerly occupied by Rawls-Dickson Candy Co. It is the purpose and intention of the Grantors herein to convey their interest in the north party wall of said building, the whole of said wall to be used as a party wall. It is also the purpose and intention of the Grantors herein to convey the north one-half of the south party wall of said building, the whole of said wall to be used as a party wall.

Also being that same property conveyed by C.T. Joyce and wife, Mary M. Joyce to Forrest J. Wright by deed dated May 11, 1937 and recorded in Deed Book 412, Page 107.