



2021040230 00320

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

\$600.00

PRESENTED & RECORDED
07-27-2021 04:46:44 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK, DPTY

BK: RE 3628
PG: 2429-2430

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$600.00

Block 561, Lots 87A & 87B

Parcel Identifier Nos. 6835-23-1853 & 6835-23-0811

Mail after recording to: The Historic Preservation Foundation of North Carolina, Inc., PO Box 27644, Raleigh, NC 27611-7644

This instrument was prepared by: Chris W. Haaf, Chris Haaf Law PLLC Box - 171

THIS DEED made this the 27th day of July, 2021, by and between

GRANTOR: Houck M. Medford and Kathy B. Medford, husband and wife

GRANTEE: The Historic Preservation Foundation of North Carolina, Inc.

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 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:

BEGINNING at an iron stake in the western right-of-way line of Trade Street, said iron stake being North 2° 08' West 286.83 feet from an old iron located at the intersection of Trade and Bank Streets, and running thence from said beginning iron stake South 85° 40' 30" West 310.07 feet to an iron stake, thence North 4° 25' West 92 feet to an iron stake in the western right-of-way line of Trade Street, thence along said right-of-way line South 4° 08' East 92 feet to the point and place of beginning, same being Lot No. 87 as set out upon the Map of Salem, recorded in Plat Book 8 at page 66 in the Office of the Register of Deeds of Forsyth County, North Carolina, being further known as Tax Lots 87A & 87B, Tax Block 561, and being the same property surveyed and platted by Joyce Engineering and Mapping Co., Inc. on the 17th and 18th days of February, 1977.

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: existing restrictive covenants contained in the Agreement and Deed and Option Agreement executed on March 28, 1977, by and between Houck M. Medford and Old Salem, Inc.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

By: [Signature] _____ (SEAL)
Houck M. Medford

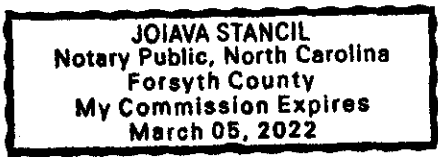
By: [Signature] _____ (SEAL)
Kathy B. Medford

STATE OF NORTH CAROLINA, Forsyth COUNTY

I certify that Houck M. Medford personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document. Witness my hand and official stamp or seal, this the 27th day of July, 2021.

My Commission Expires: March 5th 2022

[Signature]
Notary Public



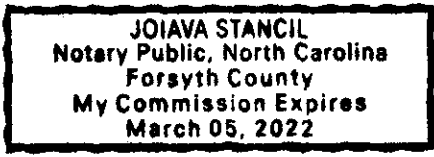
Print Notary Name: Joiava Stancil

STATE OF NORTH CAROLINA, Forsyth COUNTY

I certify that Kathy B. Medford personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document. Witness my hand and official stamp or seal, this the 27th day of July, 2021.

My Commission Expires: March 5th 2022

[Signature]
Notary Public



Print Notary Name: Joiava Stancil