

Return to Craige Brawley Box

FORSYTH CO, NC 37 FEE: \$ 10.00
PRESENTED & RECORDED: 09/16/1997 11:05AM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA

STATE OF NC REAL ESTATE EXT: \$ 120.00

S. Campbell

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of, 19.....
by

Mail after recording to Grantee

211A East Third St, Winston-Salem, NC 27101

This instrument was prepared by John A. Keiger, Esq., NO TITLE SEARCH REQUESTED AND NONE PERFORMED

Brief description for the Index

211 East Third Street

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 16th day of September, 1997, by and between

GRANTOR

James R. Snow and wife, Shirley M. Snow
Homer I. Snow and wife, Jacquelyn S. Snow
428 Brookstown Avenue
Winston-Salem, NC 27101

GRANTEE

Willard Holden Welsh and
John Henry Bryan
211 East Third Street
Winston-Salem, NC 27101

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:

All that certain lot, piece of parcel of land situate at the northwest corner of Patterson Avenue (formerly Depot Street) and Third Street, in the City of Winston-Salem, Forsyth County, North Carolina, more particularly described as follows:

BEGINNING at the corner formed by the intersection of the northerly building line of Third Street with the westerly building line of Patterson Avenue (formerly Depot Street), said corner being marked by a piece of iron pipe; and running thence in a westerly direction, along the northerly building line of Third Street, a distance of seventy-two and four-tenths (72.4) feet to the southwest corner of the brick building of Swift and Company, said point being eight and nine-tenths (8.9) feet distant eastwardly from the center of a side track of Southern Railway Company; thence in a northwesterly direction, along the outer face of the westerly wall of said brick building, in a line forming an angle of 103° 30' with the said northerly building line of Third Street, a distance of eighty-eight (88) feet to the northwest corner of said brick building; said point being also eight and nine-tenths (8.9) feet distant eastwardly from the center line of a side track of the Railway Company, thence in an easterly direction, along the outer face of the north wall of said brick building, and in a line forming an angle of 76° 30' with the course next before described, and running parallel with and eighty-five and fifty-seven hundredths (85.57) feet distant northwardly from the said northerly building line of Third Street, a distance of eighty-one and one-tenth (81.1) feet to the easterly property line of Southern Railway Company, thence in a southeasterly direction, along said property line, twenty-three and seven-tenths (23.7) feet to the point of its intersection with the westerly building line of Patterson Avenue (formerly Depot Street), said point being marked by a piece of iron pipe; thence in a southeasterly direction, along said westerly building line of Patterson Avenue (formerly Depot Street), sixty-five and six-tenths (65.6) feet to the point or place of beginning, SAID parcel of land containing 6956 square feet.

Being a part of the property conveyed to Northwestern North Carolina Railroad Company (predecessor of Southern Railway Company) by deed of The Congregation of United Brethren of Salem and Its Vicinity dated August 18, 1888, recorded in the office of the Register of Deeds for Forsyth County, North Carolina, on the 7th day of September, 1888, in Book No. 30, page 421, and by deed of said The Congregation of United Brethren of Salem and its Vicinity dated March 6, 1941, recorded in the same office in Book 480, page 144, March 10, 1941.

BK1964 P2364

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The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1288, page 103.
Forsyth County Registry

A map showing the above described property is recorded in Plat Book page.....

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:

1997 ad valorem property taxes to be prorated, and easements, restrictions, condition and comments of record, if any.

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 (Corporate Seal)

SEAL-STAMP

NORTH CAROLINA,

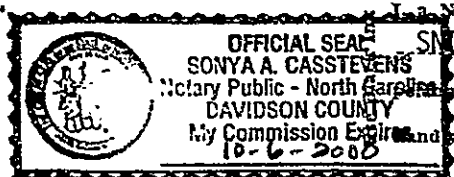
USE BLACK INK ONLY

JAMES R. SNOW (SEAL)

SHIRLEY M. SNOW (SEAL)

HOMER I. SNOW (SEAL)

JACQUELYN S. SNOW (SEAL)



I, a Notary Public of the County and State aforesaid, certify that JAMES R. SNOW, SHIRLEY M. SNOW, HOMER I. SNOW and JACQUELYN S. SNOW Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16th day of September, 1997.

My commission expires: 10-6-2000 Sonya A. Casstevens Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of, 19.....

My commission expires: Notary Public

The foregoing Certificate(s) of Sonya A. Casstevens, NC

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

DICKIE C. WOOD, REGISTER OF DEEDS

FORSYTH

REGISTER OF DEEDS FOR COUNTY

By Deputy/Assistant - Register of Deeds

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