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PRESENTED FOR
REGISTRATION
AND RECORDED

OCT 3 10 46 AM '86

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CTY, N.C.

5.50
ad

Excise Tax

Recording Time, Book and Page

Tax Lot No. 106 Block 635 Parcel Identifier No.
143 S. Green Street
Verified by Winston-Salem, NC County on the day of 19
by

Mail after recording to ~~Parks Roberts box~~ *Grantee, P.O. Box 11455, Winston-Salem, NC 27106*

This instrument was prepared by Terrie A. Davis

Brief description for the Index

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this *2nd* day of *October*, 19 *86*, by and between

GRANTOR

GRANTEE

Ruth Sims Carter, Executrix of the
Estate of Betty S. Sims, and Ruth
Sims, ^{Carter} individually, and husband,
Frederick P. Carter
140 Queensbury Road
Winston-Salem, NC 27104

James E. Crawford
Box 11455
Bethabara Station
Winston-Salem, NC 27106

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:

BEGINNING at a stake on the east side of Green Street, said stake being 250 feet north of the northeast intersection of Green Street and Carter Street (formerly Hickory Street) running thence northwardly 50 feet to a stake, thence eastwardly 100 feet to a stake; thence southwardly 50 feet to a stake; thence westwardly 100 feet to a stake in Green Street, the place of beginning the northwest quarter of Lot No. 358 on the Map of Salem.

The above-described lot was conveyed to Mary C. Coleman under the name of Mary A. Coleman and Frances A. Davis and husband, Thomas W. Davis, see Book of Deeds 83, page 121, deed from Mary C. Coleman and husband, John Coleman, to C. C. Smithdeal recorded in Book 251 of Deeds on page 263, deed from C. C. Smithdeal and his wife to F. S. Brown recorded in Book 253 of Deeds, on page 245, deed from F. S. Brown and his wife, Arizona Brown, to Smithdeal Realty & Insurance Company recorded in Book 298 of Deeds on page 27, Register of Deeds Office of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1184, page 295

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to easements and restrictions of record, if any, and 1986 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.

(Corporate Name)

By: -----

----- President

ATTEST: -----

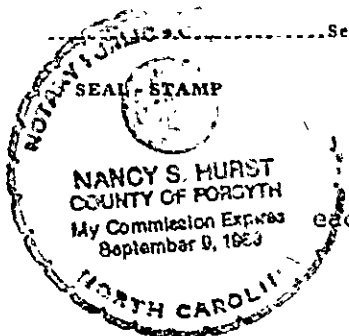
----- Secretary (Corporate Seal)

By: ESTATE OF BETTY S. SIMS (SEAL)
Ruth Sims Carter, Executrix

Ruth Sims Carter (SEAL)

Frederick P. Carter (SEAL)

USE BLACK INK ONLY



NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Ruth Sims Carter, Executrix of the Estate of Betty S. Sims, and Ruth Sims Carter, individually, Grantors and husband, Frederick P. Carter personally appeared before me this day and acknowledged the execution of the foregoing instrument Witness my hand and official stamp or seal, this 2nd day of October, 1986.
My commission expires: September 9, 1986 Notary Public

USE BLACK INK ONLY

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 Nancy S. Hurst, NP, Forsyth Co., 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.

L. E. SPEAS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By James Gaden Deputy ~~Register~~ Register of Deeds.

PROBATE FEE \$1.00 PAID