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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.

S-500
CC

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~~ *Grantor, 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

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

GRANTEE

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)

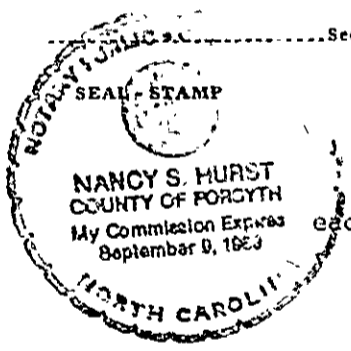
USE BLACK INK ONLY

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

Ruth Sims Carter (SEAL)

Frederick P. Carter (SEAL)

(SEAL)



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, Grantor
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: _____ 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 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 Jesse Gaden _____ Deputy ~~Register~~ Register of Deeds.

PROBATE FEE \$1.00 PAID