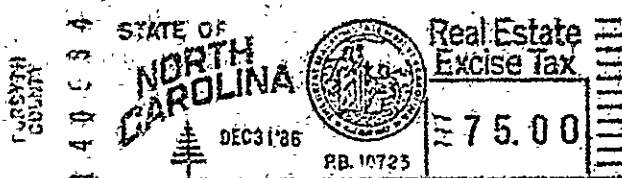




554

PRESENTED FOR  
REGISTRATION  
JAN 1 1987

Dec 31 4 39 PM '86

L.E. SPAN  
REGISTER OF DEEDS  
FORSYTH CITY, N.C.\$8<sup>00</sup> pl  
W7K

Recording Time, Book and Page 1583-1698

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

Mail after recording to .....

This instrument was prepared by Thomas T. Crumpler *Box*

Brief description for the Index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31st day of December, 19 86, by and between

GRANTOR

GRANTEE

H. F. Craver, Jr. (By his attorney-in-fact,  
Joyce P. Craver) and wife,  
Joyce P. Craver

B & B REALTY, a North Carolina General  
Partnership

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:

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

The property hereinabove described was acquired by Grantor by instrument recorded in .....

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:

Easements, rights of way and restrictions 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)

USE BLACK INK ONLY

*Joyce P. Craver, Attorney-in-Fact for H. F. Craver, Jr.*  
Joyce P. Craver, Attorney-in-Fact for H. F. Craver, Jr. (SEAL)

----- (SEAL)

*Joyce P. Craver*  
Joyce P. Craver (SEAL)

----- (SEAL)

SEAL-STAMP

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Joyce P. Craver  
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 31st day of December, 1986.  
My commission expires: 7/9/90 *Ronald L. Minnis* Notary Public

NORTH CAROLINA, Forsyth County

I, Ronald L. Minnis, a Notary Public of the aforesaid county and state, do hereby certify that Joyce P. Craver, Attorney-in-Fact for H. F. Craver, Jr., personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing instrument for and on behalf of H. F. Craver, Jr., and that the authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds of Forsyth County, North Carolina on the 4th day of August, 1983 in Book 1407 at Page 1387, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; that the said Joyce P. Craver acknowledged the due execution of the foregoing instrument for the purposes therein expressed for and on behalf of H. F. Craver, Jr.

WITNESS my hand and notarial seal, this the 31st day of December, 1986.

My commission expires:

7/9/90

*Ronald L. Minnis*  
Notary Public

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate S of Ronald Lee Minnis  
(here give name and official title of the officer signing the certificate, passed upon)

Notary Public

is (are) certified to be correct. This the 31st day of December, 1986.

L. E. Speas, Register of Deeds

By *D. Speas* Deputy Assistant

Probate and Filing Fee \$ \_\_\_\_\_ paid.

BOOK 1583 P 1699

EXHIBIT "A"

Tract 1:

BEGINNING at an iron stake in the north line of 15th Street, formerly Graham Street, 315 feet east of Patterson Avenue, formerly Depot St., and 10 feet east of the southeast corner of Lot 22, Block 8, as shown on the Map of "Bramlette Place", recorded in the office of the Register of Deeds of Forsyth County, North Carolina in Map Book 8, at Page 5; running thence through Lot 21 of said recorded map, northerly 140 feet to an iron stake in the south line of a 10-foot alley, 10 feet east of the northeast corner of said Lot 22; thence with the south line of said alley, easterly 100 feet to an iron stake 10 feet east of the northeast corner of Lot 20 of said recorded map; thence through Lot 19 of said recorded map, southerly 140 feet to an iron stake in the north line of said 15th Street and 10 feet east of the southwest corner of said Lot 19; thence with the north line of said street, westerly 100 feet to the beginning, being the east 40 feet of said Lot 21, all of Lots 20 and 19 and the west 10 feet of Lot 18, Block 8, of said recorded map.

There is also hereby conveyed all right, title and interest which the grantors may have in and to an alley referred to in above description.

Tract 2:

BEGINNING at a stake at the southwest intersection of 16th Street and a 15-foot alley, said stake being 200 feet East of the southeast intersection of Patterson Avenue and 16th Street, and running thence southwardly along the west line of said alley ninety (90) feet more or less to a stake; thence running westwardly along the line of Charles R. Ferguson line 50 feet to a stake; thence northwardly on a new line 90 feet, more or less, to a stake in the south line of 16th Street; thence eastwardly along the south line of 16th Street 50 feet to the place of BEGINNING.

Tract 3:

BEGINNING at an iron stake in the south line of Academy Street as established by the City of Winston-Salem, and being 250.4 feet Westwardly from Hutton Street; running thence Southwardly and falling in with the division line of Lots 5 and 6, 158.4 feet to an old iron stake, the division corner between Lots 5, 6, 12 and 13; thence with the North line of Lots 12 and 11, Westwardly 60 feet to an iron stake in the north line of said Lot 11; thence on a new line Northwardly 176 feet, more or less, to an iron stake in the south line of Academy Street as established by the City of Winston-Salem; thence with the present south line of Academy Street as established by said City as it curves in an easterly direction a chord measurement of 60 feet to the place of BEGINNING, being all of Lot 6, the eastern portion of Lot 7, Block 6 and a part of Academy Street on Map of Granville Place, recorded in Plat Book 1, Page 99(2) in the office of the Register of Deeds of Forsyth County, N. C., said part of Academy Street as shown on Map of Granville Place being abandoned as a public street by reason of the City having relocated said Academy Street. Deed Book 665, Page 24, (Lot 6 and 7D, Block 629, Forsyth County Tax Maps), and being the identical land described in Deed from W. Bryan Booe to S. J. Craver (Single) dated November, 1963 and recorded in the office of the Register of Deeds of Forsyth County, N.C. in Deed Book 872, Page 252. See Will of S.J. Craver.

BOOK 1583P1700