

Drafted by: David L. Spence

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Mail to: Box (Name) (Street and Number) (City) (State) (Zip)

Mail future tax bills to: (Name) (Street and Number) (City) (State) (Zip)

THIS DEED Made this the 12th day of February, 1987 by Danny Alan Vestal (divorced)

_____ of Forsyth County, North Carolina,
part Y of the first part, to G & B Properties, a General Partnership

_____ of Forsyth County, North Carolina, part Y of the second part;
Witnesseth that the said part Y of the first part, in consideration of (\$ 10.00 & O.V.C.) Ten Dollars and
Other Valuable Considerations to him paid by the said part Y of the second

part, the receipt of which is hereby acknowledged, has ~~have~~ bargained and sold, and by these presents do es bargain, sell and convey unto the said part Y of the second part and its heirs a tract or parcel of land in Forsyth County, North Carolina, in _____ Township, and bounded as follows:

BEGINNING at a stake on Fayetteville Street in J. A. Evans line; thence North a new line 65 feet, more or less, to a stake, F. F. Simmons corner; thence west 20 feet to a stake; thence South with C. M. Lomas line, 8 feet to Thomas corner; thence Westwardly with Thomas line 40 feet, more or less, to a stake in Thomas line; thence Southeastwardly 30 feet with Bond Realty Company to a stake on Fayetteville Street; thence Eastwardly with said street 43 feet to the point and place of BEGINNING.

Being part of Lot 3 on Plat of Dixie Heights Development, for a more particular description of said lot reference is hereby had to said plat recorded in regular Plat Book 3, Page 16, Register of Deeds of Forsyth County, North Carolina.

NO TAXABLE CONSIDERATION

PROPERTY ADDRESS 245 Fayetteville Street, Winston-Salem, N.C. BLOCK 8705 LOT 101

The above land was conveyed to grantor by _____ (See Book No. _____ Page _____)

TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said part Y of the second part and its heirs and assigns forever. And the said part Y of the first part do es covenant that he is ~~are~~ seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances; and that he will warrant and defend the said title to the same against the claims of all persons whatsoever, save and except easements and restrictions of record, if any.

IN TESTIMONY WHEREOF the said part Y of the first part has heretofore set this hand and seal _____ (Seal) _____ (Seal)
_____ (Seal) Danny Alan Vestal (divorced) (Seal)

STATE OF NORTH CAROLINA - Forsyth County

I, DAVID C. SPENCE a Notary Public of Forsyth County, North Carolina, do hereby certify that Danny Alan Vestal (divorced)

grantor(s), each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

(Notarial Stamp or Seal) DAVID C. SPENCE my hand and notarial seal or stamp this the 6th day of MARCH, 1987

My commission expires 2-12-91, 19____, David C. Spence, Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____ a Notary Public of Forsyth County, North Carolina, do hereby certify that _____

grantor(s), each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

(Notarial Stamp or Seal) Witness my hand and notarial seal or stamp this the _____ day of _____, 19____

My commission expires _____, 19____, _____, Notary Public

STATE OF NORTH CAROLINA - Forsyth County

The foregoing (or annexed) certificate _____ of David L. Spence N.P. Forsyth

C. N. C. is (are) certified to be correct. This the 6 day of March, 1987

STAMPS S _____ L. E. Speas, Register of Deeds

Probate and filing fee \$ 5.00 paid L.E. SPEAS
REGISTER OF DEEDS By Jessie Golden Deputy-~~Assistant~~
FORSYTH CTY. N.C.

BOOK 1594 P 0939