

DRAFTED BY: William L. Nelson, (n/t/s/)

RECORDING TIME

FORSYTH

07-10-92

43

PRESENTED FOR
REGISTRATION
AND RECORDED

'92 JUL 10 AM 12:29



\$1.00
Real Estate
Excise Tax

EXCISE TAX

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.

PROBATE AND FILING FEE

Tax Block: _____ Lot: _____ Parcel Identifier No.: _____
Property Address: 2545 Marble Street, Winston-Salem, NC
Mail after recording to: Grantee 2845 Spicewood Dr. Lafftown, NC 27106
Mail future tax bills to: _____

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 2nd day of July, 19 92, by and between

GRANTOR

GRANTEE

T & T, A North Carolina Partnership

LEONARD W. TAYLOR and wife,
LUANNE T. TAYLOR

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, in consideration of (\$ 10.00 ovc Ten Dollars and other valuable considerations 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 in Forsyth County, North Carolina Winston Township, more particularly described as follows:

BEGINNING at an iron in the northeast intersection of Marble Street and Radcliff Street (formerly Albert Street); running thence with the East line of Marble Street; North 1° 19' E 75 ft. to an iron in the East line of said Marble Street; running thence S 87° 25' East 154.8 feet to an iron in the W. line of Lot D heretofore conveyed to Charles A. Hamlett and wife, Jane J. Hamlett by deed dated February 23, 1959; running thence with the west line of said lot D South 1° 33' W 75 ft. to an iron in the N. line of Radcliff Street (formerly Albert Street), said point also being the S. W. corner of Lot D; running thence with the N. line of Radcliff St. N 87° 25' W 154.6 ft. to the place of Beginning. Being known and designated as Lot E on a map of the property of T. A. Long and wife, Carrie Long, which map was prepared by Guy F. Hinshaw, C. E. on August 25, 1958, and which map is unrecorded as of date of deed from Thomas A. Long and wife, to Charles A. Hamlett, and wife, recorded in Book 783 at page 404, Forsyth County Registry.

The above land was conveyed to Grantor by _____ (see book number _____ 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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

T & T, A North Carolina Partnership (SEAL)

By: [Signature] (seal) _____ (seal)

General Partner

By: [Signature] (seal) _____ (seal)

General Partner

STATE OF NORTH CAROLINA - Forsyth County

I, Rita B. Wipfield, a Notary Public of Forsyth County, NC, do hereby certify that Larry R. Taylor and Leonard W. Taylor personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 2nd day of July, 1992.

SEAL/STAMP

My commission expires 5-19, 1993. Rita B. Wipfield Notary Public

STATE OF NORTH CAROLINA - Forsyth County

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

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

The foregoing Certificate(s) of Rita B. Wipfield N.P. Gaston Co NC is/are certified to be correct.

This the 10 day of July, 19 92

L.E. Speas, Register of Deeds for Forsyth County by:

Jessie Madden Deputy/Assistant
Forsyth County Register of Deeds 8870 4/90