

DRAFTED BY: T. Lawson Newton

RECORDING TIME



FORSYTH COUNTY

01-31-95

127

PRESENTED FOR
REGISTRATION
AND RECORDED

'95 JAN 31 P2:50

L.E. SPEAS
REGISTER OF DEEDS

PROBATE AND FILING FEE \$ PAID

RK1847 P2629



\$194.00

Real Estate
Excise Tax

EXCISE TAX

Tax Block: 3522 Lot: 3B Parcel Identifier No.: _____

Property Address: 3955 Talcott Avenue, Winston-Salem, NC 27106

Mail after recording to: Grantee at the Property Address

Mail future tax bills to: Grantee at the Property Address

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26th day of January, 19 95, by and between

GRANTOR

GRANTEE

R & J ASSOCIATES, a North Carolina
Partnership

HUBERT A. SMITH and wife,
LISA A. SMITH

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 & O.V.C.) Ten Dollars and other valuable consideration to them 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 Old Town Township, more particularly described as follows:

See Attached Exhibit "A"

The above land was conveyed to Grantor by Embry (see book number 1768 page 1728),

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.

James Donald Reavis (seal)
James Donald Reavis, General Partner

Terry L. Julian (seal)
Terry L. Julian, General Partner

STATE OF NORTH CAROLINA - Forsyth County

I, MARY L. PARHAM, a Notary Public of Forsyth County, NC, do hereby
MAY L. PARHAM
NOTARY PUBLIC
FORSYTH COUNTY, NC
My Commission Expires Oct 27 1998
SEAL/STAMP
My commission expires Oct 27, 1998. Mary L. Parham 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 Mary L. Parham NP Forsyth Co, NC
is/are certified to be correct.

This the 31 day of Jan, 19 95.

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

Deka E. Ehardt Deputy/Assistant
Forsyth County Register of Deeds Since 1970 AND

EXHIBIT 'A'

BEGINNING at an existing iron pipe located at the intersection of the southwestern corner of Lot 4, Block C, Section 1, Cedar Forest Estates, Plat Book 16, Page 243, Forsyth County Registry, the fay corner of Lot 3 of the above referenced plat and the eastern right of way of Talcott Avenue; running thence from said beginning point with the southern line of Lot 4 South 88 degrees 56' 50" East 189.93 feet to an existing iron pipe; thence South 3 degrees 45' West 100.29 feet to an existing iron pipe; thence South 61 degrees 45' 30" West 138.60 feet to an existing iron pipe in the eastern right of way line of Talcott Avenue; thence with the eastern right of way line of Talcott Avenue North 19 degrees 46' 01" West a chord distance of 179.35 feet to an existing iron pipe. This property is the northern portion of Lot 3, Block C, Section 1, Cedar Forest Estates. This description is taken from a survey prepared by Daniel W. Donathan entitled "Map for: Hubert A. Smith and wife, Lisa A. Smith" and designated as Job No. 1-35919.