

193

BK1859 P1626

PRESENTED FOR
REGISTRATION
AND RECORDED

'95 MAY 31 P2:59

No Taxable Consideration
NETLE SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.1400
Davis

Excise Tax

Recording Time, Book and Page

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

Mail after recording to Blanco Tackabery Box

This instrument was prepared by Mary Margaret Ogburn, Blanco Tackabery Combs & Matamoros, P.A.
Brief description for the Index P. O. Drawer 25008
Winston-Salem, NC 27114-5008

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21st day of April, 1995, by and between

GRANTOR

GRANTEE

DAVID G. WILLIAMS AND
PHYLLIS B. WILLIAMS,
as Tenants in Common

D & P WILLIAMS, LLC, a North Carolina
limited liability company
7550 Styers Ferry Road
Winston-Salem, NC 27104

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, Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

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:

- A. Taxes for the year 1995 and subsequent years.
- B. Easements, restrictions or reservations 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

David G. Williams

Phyllis B. Williams

Phyllis B. Williams

(SEAL)

(SEAL)

(SEAL)

(SEAL)

SEAL-STAMP

NORTH CAROLINA, County.

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that
..... Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this day of, 19.....

My commission expires: Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify 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

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.

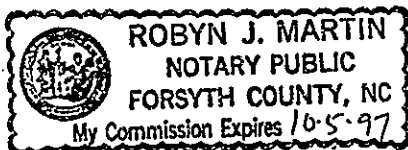
..... REGISTER OF DEEDS FOR COUNTY

By Deputy/Assistant-Register of Deeds

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

I, Robyn J. Martin, a Notary Public of the County and State aforesaid, certify that DAVID G. WILLIAMS personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal or Stamp, this the 21st day of April, 1995.



Robyn J. Martin
Notary Public

My Commission Expires:

10-5-97

NOTARIAL SEAL/STAMP:

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

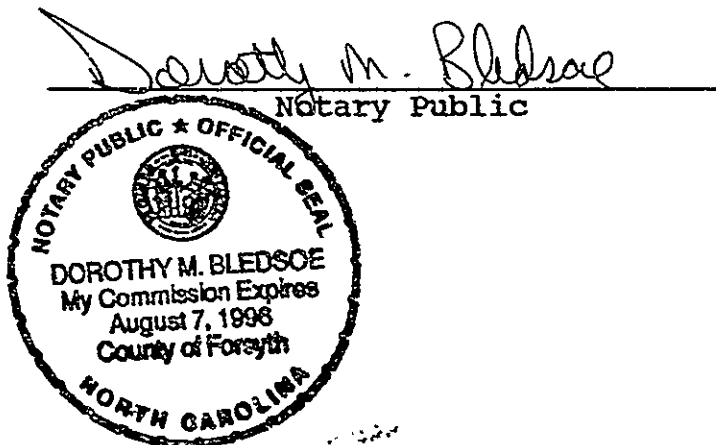
I, Dorothy M. Bledsoe, a Notary Public of the County and State aforesaid, certify that PHYLLIS B. WILLIAMS personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal or Stamp, this the 21st day of April, 1995.

My Commission Expires:

8/7/96

NOTARIAL SEAL/STAMP:



Dorothy M. Bledsoe
Notary Public

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate S of Dorothy M. Bledsoe, NP, Forsyth Co. NC (here give name and official title of the officer signing the certificate passed upon)

and Robyn J. Martin, NP, Forsyth Co. NC

are certified to be correct. This the 30 day of May, 1995.

L. E. Speas, Register of Deeds

By Deborah Riddell Deputy-Assistant

Probate and Filing Fee \$_____ paid.

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EXHIBIT A

BEGINNING at an iron in the eastern right-of-way line of Broad Street, said iron being the northwestern corner of the Laura P. Mendenhall Property as described in Book 858, Page 464, Forsyth County Registry; thence from said beginning point along the eastern right-of-way line of Broad Street, North $22^{\circ}07'00''$ West 169.94 feet to an iron placed in the center of Cotton Street (now closed); thence along the center of Cotton Street (now closed), North $67^{\circ}40'00''$ East 201.03 feet to an iron in the western right-of-way line of Spring Street; thence along the western right-of-way line of Spring Street, South $21^{\circ}49'40''$ East 170.05 feet to an iron, the northeastern corner of the property of Margaret E. Nelson as described in Book 1134, Page 666; thence along the north line of Nelson and Mendenhall, South $67^{\circ}41'53''$ West 198.29 feet to the point and place of BEGINNING and being the identical property described in deeds recorded in Book 1470, Page 985, and Book 1417, Page 1291, all according to the survey of John G. Bane dated March 11, 1970 and revised September 18, 1985.