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PRESENTED FOR
REGISTRATION
AND RECORDED
JUN 16 8 58 AM '89
L.C. SPILL
REGISTER OF DEEDS
FORSYTH CO. N.C.
\$10,000
VP

Excise Tax

\$405.00

Recording Time, Book and Page

Tax Lot No. 17A, 18A, and 19 Parcel Identifier No. Block 13.99
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to McCall & James Box 12 Box: MYERS

This instrument was prepared by G. Emmett McCall
Brief description for the Index 2928 Maplewood Avenue

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8 day of June, 19 89, by and between

GRANTOR

GRANTEE

DELTA ASSOCIATES, a N.C. General Partnership

T & T Associates, a N. C. 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 ATTACHED EXHIBIT "A"

1669P1709

The property hereinabove described was acquired by Grantor by instrument recorded in
Deed Book 1331, Page 60

A map showing the above described property is recorded in Plat Book2..... page.....41.....

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:

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 BLACKINK ONLY

DELTA ASSOCIATES a N.C. General Partnership
By: *William G. Ware* (SEAL)
William G. Ware, General Partner
Jayne J. Ware (SEAL)
Jayne J. Ware, General Partner
..... (SEAL)

SEAL-STAMP

NORTH CAROLINA, *Davie* County.



I, a Notary Public of the County and State aforesaid, certify that *William G. Ware and Jayne Ware, General Partners of Delta Associates a N.C. General Partnership* personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this *8* day of *June*, 19*89*.

My commission expires: *8-28-92* *Frances C. Tkach* Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged 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 *Frances C. Tkach N.P. Davie Co. N.C.*

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.

L. E. SPEAS, REGISTER OF DEEDS

REGISTER OF DEEDS FOR **FORSYTH** COUNTY

By *Jeanne Balden* Deputy/Assistant - Register of Deeds

EXHIBIT "A"

All that tract or parcel of land in the County of Forsyth, State of North Carolina, in Winston Township, and BEGINNING at an iron stake in the south right-of-way line of Maplewood Avenue (formerly Peachtree), said iron stake being located at the northeast corner of Lot 19 as shown on the hereinafter mentioned map; running thence with the east line of said Lot 19, South 3° 44' 43" East 159.99 feet to an iron stake in the north line of a 15 foot alley; running thence with the north line of said 15 foot alley and the south lines of Lots 19, 18, and 17, the following calls: South 87° 43' 18" West 59.61 feet to an iron stake, southwest corner of said Lot 19, and South 87° 11' West 119.88 feet to a nail, the southwest corner of said Lot 17 in the east line of Brigham Street; running thence with the west line of said Lot 17 and the east line of Brigham Street, North 3° 56' 43" West 136.27 feet to a nail at or near the center line of Maplewood Avenue as presently located; running thence on or near the center line of Maplewood Avenue, North 64° 58' 47" East 62 feet to an iron stake; running thence North 87° 23' 17" East 62.22 feet to an iron, the northeast corner of said Lot 18; running thence with the north line of said Lot 19 North 87° 12' 47" East 59.95 feet to the point and place of BEGINNING, and containing 0.643 acres as taken from a plat of survey prepared by David W. Fansler, C. E., dated August 20, 1974, and entitled "Property of Brigham Associates, a North Carolina Partnership." The above-described property is all of Lots 18 and 19 and all of Lot 17 except for a triangular strip cut from the northwest portion of said Lot 17 (see Quitclaim Deed recorded in Deed Book 1034, at Page 458 of the Forsyth County Registry), said Lots being shown in Block 2 of the Map of West Branchland, recorded in Plat Book 2 at Page 41, of the Forsyth County Registry, reference to which is hereby made.

Together with all right, title and interest in and to any streets, roads, alley and rights-of-way contiguous to or across the above-described property.

Tax Block 1399, Lots 17A, 18A and 19