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BK1682 P3934



PRESENTED FOR
REGISTRATION
RECORDED

DEC 21 4 48 PM '89

\$8.00pd
HP

REGISTER OF DEEDS
FORSYTH CO., N.C.

Excise Tax

Recording Time, Book and Page

Tax Lot No. Block 0398, Lot 102

Parcel Identifier No.

Verified by

County on the

day of

19

by

Mail after recording to

Grantee

Gary J. Wynn, 2332 N. Liberty St. W/5 MC 27105

This instrument was prepared by

Wesley Bailey

Brief description for the Index

Blk. 0398, Lot 102; 305 N. Greenwood

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21st day of December, 19 89, by and between

GRANTOR

GRANTEE

I. B. SWAIM, JR., POWER OF ATTORNEY
FOR LOLA W. SWAIM

R AND J MESSICK, INC.

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:

Beginning at an iron stake on the East side of Greenwood Avenue, said stake being distant South 100 feet from the intersection of Greenwood Avenue and Fourth Street and running Eastwardly parallel with Fourth Street 75 feet to an iron stake; thence Southwardly parallel with Greenwood Avenue 50 feet to an iron stake; thence Westwardly parallel with Fourth Street 75 feet to an iron stake in the East side of Greenwood Avenue; thence Northwardly with the East side of Greenwood Avenue 50 feet to an iron stake, the place of Beginning. For further reference see Deed Book 93 at Page 16.

Also known as: 305 N. Greenwood Avenue
Winston-Salem, NC

Tax Block 0398, Lot 102

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:

easements, restrictions and rights of way 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

CRINK ONLY

I. B. Swaim, Jr. Power of Attorney for
Lola W. Swaim

(SEAL)

(SEAL)

NORTH CAROLINA, FORSYTH COUNTY

I, Joyce E. Southern, a notary public of the County of Forsyth, North Carolina, do hereby certify that I. B. SWAIM, JR., Attorney-in-fact for LOLA W. SWAIM, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of LOLA W. SWAIM, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds of Forsyth County, North Carolina, on the 3rd day of May, 1983, in Book 1436 Page 1730 and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said I. B. SWAIM, JR. acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said LOLA W. SWAIM.



OFFICIAL SEAL
JOYCE E. SOUTHERN
Notary Public-North Carolina
COUNTY OF FORSYTH
My Commission Expires Feb 23, 1991

NOTARY PUBLIC

My Commission Expires:

Feb 23, 1991

The foregoing certificate(s) of Joyce E. Southern N.P. Forsyth 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

BY

Opau Holder Deputy/Assistant-Register of Deeds

FORSYTH

REGISTER OF DEEDS FOR
COUNTY