



FORSYTH

01-13-93



\$15.00

Real Estate
Excise Tax

Excise Tax \$15.00

133

PRESENTED FOR
RECORDING P 1728
AND RECORDED

'93 JAN 13 P4:36

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

800 Patsy Davis

Recording Time, Book and Page

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

Mail after recording to:

TERRY L. JUNGSTADT
161 MADELYN DR
WINSTON-SALEM, N.C. 27104This instrument was prepared by Alvin A. ThomasBrief Description for the Index Portion of Lot 3, Cedar Forest Est.
Section 1, Block C

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13th day of January, 1993, by and between

GRANTOR

RONALD K. EMBRY and
MARYANNE N. EMBRY,
As Tenants in Common

GRANTEE

R & J ASSOCIATES,
a North Carolina 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, Old Town Township, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING on an iron stake at the Northwest corner of Lot No. 2, as shown on the Map of Cedar Forest Estates, Section No. 1, Block C, as recorded in Plat Book 16, Page 243, Forsyth County Registry, and running thence with Lot No. 3 on the aforesaid Map, the following Two (2) courses and distances: North 03 degrees 45 minutes East 100.0 feet to an iron stake and North 89 degrees 20 minutes West 188.18 feet to an iron stake in the East right of way line of Talcott Avenue; running thence with the Eastern right of way line of Talcott Avenue as it curves counter-clockwise to an iron stake located by the chord, South 20 degrees 17 minutes East 178.30 feet; running thence on a new line by said Lot No. 3, North 61 degrees 25 minutes 30 seconds East 136.45 feet to the point and place of BEGINNING, containing 0.492 acre, more or less, and BEING KNOWN AND DESIGNATED AS a Northern parcel of Lot No. 3, as shown on the Map of Cedar Forest Estates, Section No. 1, Block C, as recorded in Plat Book 16, Page 243, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BK1768 P1729

For further reference, see Deed Book 1201, Page 185, Forsyth County Registry.

BEING INFORMALLY KNOWN AS Tax Lot 3B, Block 3522, Old Town Township, Forsyth County Tax Records, and 3960 Talcott Avenue, Winston-Salem, N.C. 27106.

The property hereinabove described as acquired by Grantor recorded in Book 1679, Page 2014, Forsyth Registry. A map showing the above described property is recorded in Plat Book 16 page 243.

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 their 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. USE BLACK INK ONLY

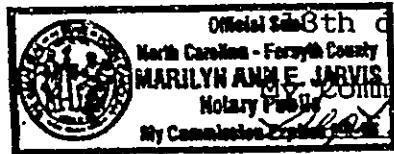
Ronald K. Embry (SEAL)
RONALD K. EMBRY

Maryanne N. Embry (SEAL)
MARYANNE N. EMBRY

SEAL - STAMP NORTH CAROLINA, FORSYTH COUNTY

I, a Notary Public of the County and State aforesaid, certify that Ronald K. Embry and Maryanne N. Embry, as tenants in common, Grantors, personally appeared appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 3th day of January, 1993.



Commission Expires: 1/1/96

Marilyn Ann E. Jarvis
Notary Public

The foregoing Certificate(s) of Marilyn Ann E. Jarvis NP Forsyth Co NC 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.

LESPAS Register of Deeds for Forsyth County
By Patsy Davis Deputy/Assistant-Register of Deeds.