

DRAFTED BY: H. David Niblock

FORSYTH COUNTY

83-12-93



\$16.00

Real Estate  
Excise Tax

158

RECORDING TIME

BK 1773 P 1695

PRESENTED FOR  
REGISTRATION  
AND RECORDED

'93 MAR 12 P 3:20

L.E. SPEAS  
REGISTER OF DEEDS  
FORSYTH

PROBATE AND FILING FEE \$ PAID

EXCISE TAX

Tax Block: 0926 Lot: 295 Parcel Identifier No.:  
Property Address: 644 Junia Avenue, Winston-Salem, NC  
Mail after recording to: Thrif-Way Meats, Inc., 653 Waughtown Street, Winston-Salem, NC 27107  
Mail future tax bills to: Thrif-Way Meats, Inc.

### FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 12th day of March, 19 93, by and between

GRANTOR

GRANTEE

E & M PROPERTIES, INC.

THRIF-WAY MEATS, INC.

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 & other valuable considerations A.C. it  
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, its heirs, assigns, and assigns forever, all that certain lot or parcel of land in Forsyth County, North Carolina Winston Township, more particularly described as follows:

BEING known and designated as Lot Number 295 as shown on the Map of Reynolds Place as recorded in Plat Book 1, Page 48, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Save and except from the above described property is a 10-foot wide strip of land along the South line of the said lot conveyed to the City of Winston-Salem as more particularly described in Deed Book 480, Page 154, in the Forsyth County Registry, to which Deed reference is hereby made for a more particular description. Also being known as Tax Lot 295, Block 0926, Forsyth County Tax Maps.

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 subject to the following exceptions:

Subject to easements, restrictions, and rights-of-way of record, if any, and 1993 ad valorem taxes.

IN WITNESS WHEREOF the Grantor has 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.

(seal) (seal)  
(seal) (seal)  
(seal) (seal)  
(seal) (seal)  
(seal) (seal)

E & M PROPERTIES, INC.

Corporate Name

ATTEST:

By

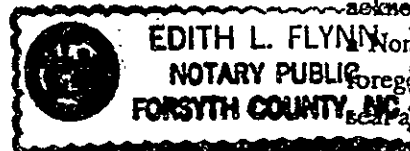
President

Secretary

Corporate Seal

STATE OF NORTH CAROLINA - Forsyth County

I, Edith L. Flynn, a Notary Public of Forsyth County, NC, do hereby certify that William E. West, Jr. personally came before me this day and acknowledged that he is Secretary of E & M Properties, Inc. a North Carolina corporation, and that by authority duly given 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 him as its Secretary.



SEAL/STAMP

Witness my hand and notarial seal this the 12th day of March, 1993.  
My commission expires 5-3, 1993. Edith L. Flynn 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

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

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SEAL/STAMP

My commission expires \_\_\_\_\_, 19\_\_\_\_. \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of

Edith L. Flynn N.P. Forsyth Co. NC

is/are certified to be correct.

This the 12 day of March, 1993

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

Joan Gade

Deputy/Assistant