

Drafted by: Gary J. Walker

Recording time:

PRESENTED FOR
REGISTRATION
AND RECORDED
Aug 1 11 00 AM '89
L.E. SPEAS
REGISTER OF DEEDS
FORSYTH COUNTY, N.C.

38.00ps
DR

63393

STATE OF
NORTH
CAROLINA
AUG-1989



Real Estate
Excise Tax
27.00

Excise Tax

Probate and filing fee \$ _____ paid

Tax Block: 1195 Lot: 6A, 7A, 8A Parcel Identifier No. _____
Property Address: 2706 Liberty St., Winston Salem, N.C.
Mail after recording to: R & J Messick Inc., 2706 Liberty Street, Winston 27106
Mail future tax bills to: _____

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31st day of July, 1989, by and between

Grantor

Grantee

Larry R. Starr

R and J Messick 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) and other valuable considerations to _____
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 in Forsyth County, North Carolina, Winston Township, more particularly described as follows:

See Exhibit "A"- attached hereto and incorporated herein by reference.

The above land was conveyed to Grantor by _____ (see book number _____ 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.


IN TESTIMONY WHEREOF the Grantor has set his hand and seal

(seal)

(seal)

LARRY R. STARR (seal)

STATE OF NORTH CAROLINA - Forsyth County

 OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
GARY JOE WALKER
I, GARY JOE WALKER, a Notary Public of Forsyth County, NC, do hereby certify that LARRY R. STARR personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 1st day of August, 1989.
My Commission Expires September 27, 1991

Seal/Stamp

My commission expires SEPT. 27, 1991. GARY JOE WALKER, 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.

The foregoing Certificate(s) of GARY JOE WALKER, N.P., Forsyth Co, NC
This the 1st day of July, 1989. is/are certified to be correct.

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

GARY JOE WALKER Deputy/Assistant

1672P2904

EXHIBIT "A"

BEGINNING at an iron stake in the East boundary line of North Liberty Street in the City of Winston-Salem, North Carolina, and running thence eastwardly with the South property line of Lot #9, 150 feet to an iron stake, thence South 2 degrees West 67.3 feet to an iron stake in the North line of Lot #5, thence westwardly along the North line of Lot #5, 145 feet to a stake in North Liberty St., thence northwardly with the East line of North Liberty Street, 60 feet to the place of BEGINNING, same being known and designated as Lots #6, 7, and 8, as shown on the map of the Old Fairgrounds Business Property owned by the Winston-Salem Foundation, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 16, at Page 109.

Subject, however, to a permanent right-of-way easement taken by the State Highway Commission recorded in Deed Book 866 page 234, Forsyth County Registry.

This conveyance made subject to Deed of Trust from the above Corporation to Daniel A. Frazier, Trustee, in favor of W.E. Newsome et ux, recorded in Deed Book 1231, Page 340 which indebtedness is fully assumed by the grantees herein.

2706 Liberty Street., Winston-Salem, N.C.

Block 1195

Lot 6H, 7H, 8H

1672P2905