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BK 1741 P 3404
PRESENTED FOR
REGISTRATION
AND RECORDED

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LE SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.
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NO TAXABLE CONSIDERATION
CST

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of , 19
by

Mail after recording to VonCannon Box
This instrument was prepared by Thomas T. Crumpler
Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8th day of March, 1989, by and between

GRANTOR

A & J CONSTRUCTION CO., a
North Carolina General Partnership

GRANTEE

Ansel J. Rakestraw

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:

TRACT 1: Being known and designated as Lot No. 12 as shown on the Map of Gilbert Place as recorded in Plat Book 20 at Page 109, Forsyth County Registry, reference to which is hereby made for a more particular description.

TRACT 2: BEGINNING at an iron stake at the southeast corner of Lot No. 12 on the map of Gilbert Place, recorded in Plat Book 20, Page 109, Forsyth County Registry; thence with the line of said Lot 12, North 31° 30' East 130.05 feet to an iron stake at the southeast corner of Lot No. 11 of said recorded map; running thence on a new line, South 52° 43' East 211.48 feet to Southern Railway right of way, continuing South 52° 43' East 50.60 feet or a total distance of 262.08 feet to a point at the center of Southern Railway tract; thence with the center of said tract, South 45° 39' West 150.0 feet; thence with property being deeded to W.R. Mickey, North 47° 56' West 50.12 feet to an iron stake in the right of way of Southern Railway, continuing North 47° 56' West 177.86 feet or a total distance of 227.98 feet to the place of BEGINNING, containing 0.79 acre, more or less, within the above described bounds of which 0.17 of an acre, more or less, is within the right of way of Southern Railway or 0.62 of an acre, more or less, between Southern Railway right of way and Lot No. 12 of Gilbert Place and being a portion of property deeded to Bobby V. Smith and wife, Lillie D. Smith by L. A. Shirley and recorded in Book 560, page 10 in the said office.

The property hereinabove described was acquired by Grantor by instrument recorded in .

Book 1220, Page 1299, Forsyth County Registry

A map showing the above described property is recorded in Plat Book 20 page 109

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, rights of way and restrictions of record, if any, and 1989 ad valorem taxes which are a lien but are not yet due and payable.

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)

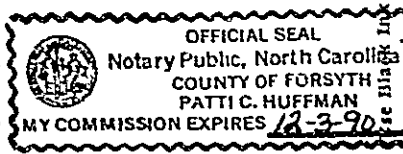
USE BLACK INK ONLY

A & J CONSTRUCTION CO., a North Carolina General Partnership
By: Ansel J. Rakestraw, General Partner

By: Sandra R. Simmons, General Partner

SEAL-STAMP

NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that Ansel J. Rakestraw & Sandra R. Simmons general partners of A & J Construction Co., Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16th day of March, 1989.

My commission expires: Dec. 3, 1990 Patti C. Huffman 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 Patti C. Huffman A.P. 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.

L.E. SPEAS, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By Jessie Holden Deputy Register of Deeds