



FORSYTH COUNTY

02-25-93



\$60.00

Real Estate
Excise Tax

Excise Tax

BK1771 P4031

PRESENTED FOR
REGISTRATION
AND RECORDING

'93 FEB 25 P4:10 \$10.00 pd.

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

Jim Stagger

185

Recording Time, Book and Page

Tax Lot No.

Parcel Identifier No.

Verified by

County on the

day of

, 19

by

Mail after recording to R. Kenneth Babb Box

This instrument was prepared by R. Kenneth Babb ✓

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25 day of February, 1993, by and between

GRANTOR

GRANTEE

E&M Properties, Inc.

Gary D. Phillips

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, Township.

Forsyth

County, North Carolina and more particularly described as follows:

See attached Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1771, Page 2604

A map showing the above described property is recorded in Plat Book 1 page 48

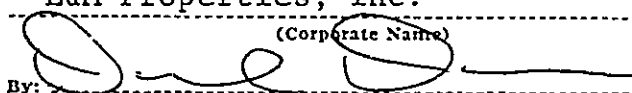
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 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.

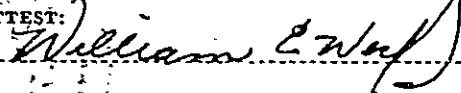
E&M Properties, Inc.

(Corporate Name)

By: 

President

ATTEST:



Secretary (Corporate Seal)

SEAL-STAMP

USE BLACK INK ONLY

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____ Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 19____.

My commission expires: _____ Notary Public

SEAL-STAMP

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that William E. West, Secretary of

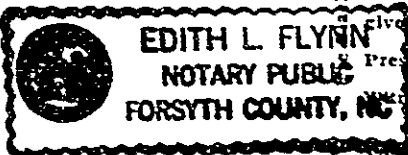
E&M Properties, Inc., a North Carolina corporation, and that by authority duly

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 him, as its Secretary.

Witness my hand and official stamp or seal, this 22nd day of February, 1979.

My commission expires: 3-3-79 Edith L. Flynn Notary Public



The foregoing Certificate(s) of

Edith L. Flynn N.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.

By Patricia Davis REGISTER OF DEEDS FOR FORSYTH COUNTY

Deputy Assistant - Register of Deeds

EXHIBIT "A"

TRACT #1: BEING known and designated as Lot Number 292 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 any portion of the same, if any, now lying within the right of way of Waughtown Street. The Eastern 5 foot strip of this lot was acquired by Marilyn W. Smith by inheritance through her father, John Wesley Willard who died intestate in Forsyth County, NC on May 11, 1959, see Administrator's File #6227, and her stepmother, Bernice J. Willard, who held a dower interest, has by quitclaim deed conveyed all her right, title, interest and estate to Marilyn W. Smith. Being Tax Lots 292A and 292B, Block 926, Forsyth County Tax Maps.

TRACT #2: BEING known and designated as Lot Number 293 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, to which reference is hereby made for a more particular description. This conveyance is subject to an easement to the City of Winston-Salem as recorded in Deed Book 435, Page 252, which permits discharge of water from Waughtown Street across subject property. Subject also to any portion of the above property lying within the right of way of Waughtown Street. There is excepted from this conveyance that portion of Lot 293 heretofore conveyed to Gary D. Phillips by deed recorded in Book 1719, Page 2406, Forsyth Registry. Being Tax Lot 293B, Block 926, Forsyth County Tax Maps.