

THIS DEED DRAWN BY Leonard E. Warner 16 465
Mail to J R Duggins Route # 2 Kerrersville N.C.
(Name) (Street and Number) (City) (State)
THIS DEED Made this the 7th day of May, 1964, by
Leonard E. Warner and his wife Betty B. Warner

of Forsyth County, State of North Carolina,
part ies of the first part, to J. R. Duggins and wife, Lillian L. Duggins
of Forsyth County, State of North Carolina, part ies of the second part;
Witnesseth That the said part ies of the first part, in consideration of (\$ 10.00 ovc) Ten Dollars
and other valuable considerations to them paid by the said part ies of the second
part, the receipt of which is hereby acknowledged, ~~has~~/have bargained and sold, and by these presents do
bargain, sell and convey unto the said part ies of the second part and their heirs a tract or parcel of
land in the County of Forsyth and State of North Carolina, in Kerrersville Township, and bounded as follows:

Lying and being northeast of the City of Winston-Salem, N. C. and
being known and designated as Lot No. 18 as shown on the map of
The Hammacks Sec. 2. Said map recorded in the Office of the
Register of Deeds of Forsyth County, N. C. in Plat Book 21,
Page 84, to which reference is hereby made for a more complete
description.

This deed is subject to the following provisors and restrictions:

- (1) For residences only, except outhouses for domestic purposes.
- (2) No residence shall have less than 1000 square feet of
floor space, excluding porches, breezeways, garages
and terraces.
- (3) There shall be no exposed exterior walls of cement block.

The above land was conveyed to grantor by J. I. Hammack etal, See Book No. 848 Page 275
TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said part ies
of the second part and their heirs and assigns forever.
And the said part ies of the first part do covenant that they ~~are~~/are seized of said premises in fee and
have the right to convey the same in fee simple; that the same are free from encumbrances; and that they
will warrant and defend the said title to the same against the claims of all persons whatsoever.

IN TESTIMONY WHEREOF the said part ies of the first part hereunto set their hand S and seal S
Betty B. Warner (Seal)
Leonard E. Warner (Seal)
Witness: (Seal)

STATE OF NORTH CAROLINA—Forsyth County
I, Charles F. Thrift, a Notary Public of Forsyth County, North Carolina, do hereby certify
that Leonard E. Warner and his wife Betty B. Warner
grants, each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.
(Notarial Seal). Witness my hand and notarial seal this the 7th day of May, 1964
My commission expires January 2, 1966 Charles F. Thrift Notary Public

STATE OF NORTH CAROLINA—Forsyth County
I, _____, a Notary Public of Forsyth County, North Carolina, do hereby certify
that _____ and his wife _____
grants, each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.
(Notarial Seal). Witness my hand and notarial seal this the _____ day of _____, 19____
My commission expires _____, 19____ Notary Public

STATE OF NORTH CAROLINA—Forsyth County
The foregoing certificate of Charles F. Thrift, a Notary Public of Forsyth County,
North Carolina,
is (are) adjudged to be correct. Let the said deed and this certificate be registered.
Witness my hand this the 22 day of June, 1964
No. 1859 Probate fee 25c paid Carol Priddy Deputy Clerk Superior Court

Filed for registration on the 22 day of June, 1964 at 12:35 o'clock, P M.
and duly recorded in the office of the Register of Deeds of Forsyth County, N. C., in Deed Book 883 Page 465

Fee \$ 1.00 paid.
EUNICE AYERS, Register of Deeds
By Coyette Fulton Assistant
Deputy Register of Deeds