



2010009862 00077

FORSYTH CO, NC FEE \$22.00
 STATE OF NC REAL ESTATE EXT
\$100.00

PRESENTED & RECORDED:
 03-19-2010 11:34:00 AM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: S. GRIFFITH
 ASST

BK: RE 2937
PG: 2123-2124

ENVELOPE

DRAFTED BY T. Lawson Newton
 Attorney at Law

RECORDING TIME

Excise Tax - \$100.00

PROBATE AND FILING FEE \$ _____ PAID

Tax Parcel # Block1036 Lot 059 Tax PIN 6825-60-4252.00

Property Address: 1710 Ardsley Street, Winston Salem, NC 27103

Mail after recording to: Grantees:

Mail future tax bills to: Grantees:

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made this 18 day of March, 2010, by and between**GRANTOR**

Thomas V. Angelo, single
 606 N. Broad Street
 Winston-Salem, NC 27101
 ADDRESS:

GRANTEE

Daniel F. Sullivan and wife
 Linda C. Sullivan
 4215 Willow Knoll Lane, WSNC 27106
 ADDRESS:

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&OVC) \$10.00 & OVC to him 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 Winston Township, Forsyth County, North Carolina, more particularly described as follows:

Lying and being in the City of Winston-Salem, North Carolina, fronting 62.1 feet on the south side of Alva St. and extending back south 246.6 feet on the west line with the east line of Lots 55, 56, 57 and 58 and 252.1 feet on the east line and being 66.6 feet in width on said rear line an being known and designated on the plat of Highland Park Property as Lot No. 59 and for more particular description of said lot reference is hereby made to said plat, filed in Register of Deeds office, Forsyth County, in Plat Book 1 page 96

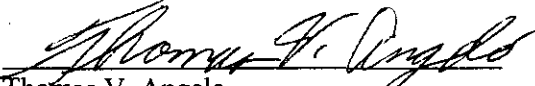
SUBJECT TO EASEMENTS and restrictions of record, if any and 2010 ad valorem taxes prorated to date of closing.

SUBJECT PROPERTY IS ☐ IS NOT ☒ PRIMARY RESIDENCE OF GRANTOR

The above land was conveyed to Grantor by deed recorded in Book 846 Page 211, Forsyth County Registry.

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.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.


Thomas V. Angelo

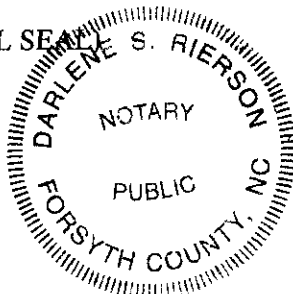
STATE OF NORTH CAROLINA -

COUNTY OF Forsyth

I Darlene S. Rierson, a Notary Public for
Forsyth County, North Carolina do hereby certify that Thomas V. Angelo, appeared before me this day and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a drivers license; and he acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein.

Date: March 18, 2010.

(OFFICIAL SEAL)



Darlene S. Rierson Notary Public

DARLENE S. RIERSON
Printed or Typed Name of Notary Public

My commission expires 12-26, 2010