



2011024343 00117

FORSYTH CO, NC FEE \$25.00
 STATE OF NC REAL ESTATE EXT
 \$190.00

PRESENTED & RECORDED:
 06-29-2011 12:46:01 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPT

BK: RE 3008
 PG: 871-873

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: \$190.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6825-61-1225.00

Mail after recording to: ^{Box 24} Grantee @ address shown below
 This instrument was prepared by: CLINT CALAWAY

THIS DEED made this 28 day of JUNE, 2011 by and between

GRANTOR

ANDREW LYON BREWER AND WIFE, ALLANA DeCOTEAU
 PO BOX 1049
 MEDICAL CENTER BLVD., ACADEMIC COMPUTING
 WINSTON SALEM, NC 27157

GRANTEE

BROOKE INGRAM
 1809 GASTON STREET
 WINSTON SALEM, NC 27103

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 and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2625, Page 4035, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 2, Page 96, and referenced within this instrument.

The above described property ☒ does ☐ does not include the primary residence of the Grantor.

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 officer(s), the day and year first above written.

(ENTITY NAME)

By: _____
Title: _____

By: _____
Title: _____

Andrew Lyon Brewer (SEAL)
ANDREW LYON BREWER

Allana DeCoteau (SEAL)
ALLANA DeCOTEAU

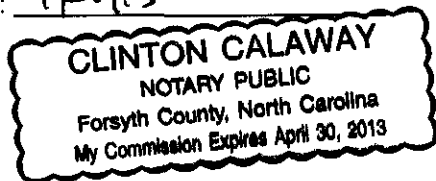
(SEAL)

(SEAL)

NORTH CAROLINA Forsyth COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: ANDREW LYON BREWER AND ALLANA DeCOTEAU Witness my hand and official stamp or seal, this the 28 day of June, 2011.

My Commission Expires: 4/30/13



Notary Public

Print Notary Name: _____

NORTH CAROLINA _____ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____ Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

Print Notary Name: _____

EXHIBIT A

BEGINNING at an iron stake in the North line of Gaston Street, said stake being 55 feet Westwardly from the Northwest intersection of said street and Gales Avenue; running thence North on a line parallel with Gales Avenue 155 feet more or less to a stake in the South line of Lot No. 85; thence West with the line of Lot No. 85 a distance of 55 feet; thence South on a line parallel with Gales Avenue 150 feet more or less to the said Gaston Street; thence Eastwardly with Gaston Street 55 feet or more less to the **BEGINNING**; being part of Lots Nos. 86 and 87, on the map of Ardmore, Section 4, as recorded in Plat Book 2, Page 96, in the Office of the Register of Deeds of Forsyth County, North Carolina; and being in all respects the same property as that described in deed to Philip D. Thompson, et ux recorded in Book 837, Page 10, Forsyth County Registry.