



2012003660 00094

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$12.00

PRESENTED & RECORDED:
01-27-2012 11:41:27 AM

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

BK: RE 3041
PG: 804-806

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$12.00 Box 38

Parcel Identifier No. 6836-84-5752.00 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail after recording to Grantees: 1209 Lamont Drive, Winston-Salem, NC 27103

This instrument was prepared by BRINKLEY WALSER, PLLC, 10 LSB PLAZA, LEXINGTON, NC 27292

Brief Description for the index: 1626 E. 23rd ST., WINSTON-SALEM, NC

THIS DEED made the 10 day of January, 2012, by and between

GRANTOR	GRANTEE
LSB Properties, Inc. Post Office Box 867 Lexington, NC 27293-0867	Weston Brown and William Ross Gamwell, II 1209 Lamont Drive, 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 situated in Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

DOCUMENTS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION. NO TITLE OPINION RENDERED.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3018, Page 3682.
A map showing the above described property is recorded in Plat Book 8, Page 88.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions: All easements, rights of way, restrictions, and reservations of record. All City and County ad valorem taxes including those for year 2012 which Grantee herein assumes and agrees to pay.

This property was not the primary residence of the Grantor.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

LSB PROPERTIES, INC.

By: *Paul Hassidy*
Title: Vice-President

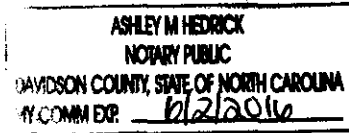
State of North Carolina – County of Davidson

I certify that the following person personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Date: 1/10/2012

Ashley M. Hedrick
(Official signature of notary)

(Official Seal)



Ashley M. Hedrick
(Notary's printed or typed name), Notary Public

My commission expires: 6/2/2016

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot(s) 135, as shown on the Map of Fairview Heights (Andrews Addition to Fairview), which map is recorded in Plat Book 8 at Page 88, in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

Together with a portion of a closed alley as shown in the recorded Resolution in Book 2072 at Page 1646, Forsyth County Registry.

Being informally known as 1626 East Twenty Third Street, Winston-Salem, NC 27105 and also being known as Tax Lot 135 and 310, Block 1477 and PIN no. 6836-84-5752.00 as shown on the records of the Forsyth County Tax office.