



2012053686 00078

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$448.00

PRESENTED & RECORDED:
12-04-2012 11:18:50 AM

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

BK: RE 3094
PG: 1172-1175

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$448.00

Parcel Identifier No. 6825-77-1169.00

Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Holton Box 66 _____

This instrument was prepared by: Lynne R. Holton, Esq. _____

Brief description for the Index: .151 ac – Lot 111 and part Lot 110, Block 125, Forsyth Co. Tax Maps _____

THIS DEED made this 28th day of November, 2012, by and between

GRANTOR

GRANTEE

Meda C. Pearsall and husband, Michael C. Pearsall

D. Elwood Clinard, Jr., Trustee of the
D. Elwood Clinard Jr. Living Trust

Property Address: 618 West End Blvd.
Winston-Salem, NC 27101

Mailing Address: 614 West End Blvd.
Winston-Salem, NC 27101

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 EXHIBIT A attached hereto and incorporated herein by reference.

This property is not the primary residence of one or both of the Grantors.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2773, page 755.

A map showing the above described property is recorded in Plat Book __, page __.

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, other than the following exceptions:

Easements, rights-of-way and restrictions of record, if any, and 2012 property taxes which shall be prorated through the closing date.

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

(Entity Name) Meda C Pearsall (SEAL)
 By: _____
 Title: Member/Manager _____
 By: _____
 Title: _____
 By: _____
 Title: _____

Meda C Pearsall (SEAL)
 Meda C. Pearsall
Michael C Pearsall (SEAL)
 Michael C. Pearsall
 _____ (SEAL)

State of NC - County of Forsyth

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

Meda C. Pearsall



Lynne R. Holton
Notary Public

Lynne R. Holton
Print Name

My commission expires: 2/5/2017

State of NC - County of Forsyth

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

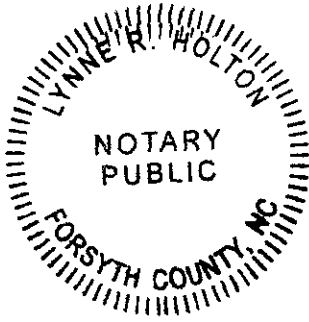
Michael C. Pearsall

Date: 11-28-2012

Lynne R. Holton
Notary Public

Lynne R. Holton
Print Name

My commission expires: 2/5/2017



Property Description

618 West End Blvd., Winston-Salem, NC – Forsyth County

BEGINNING at an iron pipe marking the southwest corner of that tract conveyed to Billye Keith Jones et vir. In Deed Book 1150, page 68, Forsyth County Registry; thence from said BEGINNING point North 20 deg. 17' 20" East 49.43 feet to an iron pipe; thence South 56 deg. 25' 00" East 75.89 feet to an iron pipe; thence South 60 deg. 49' 10" East 57.78 feet to an iron; thence South 23 deg. 23' 50" West 60.27 feet to an iron pipe; thence North 52 deg. 58' 00" West 119.28 feet to the iron pipe, the point and place of the BEGINNING, containing 0.151 acres according to survey by William Franklin Tatum, PLS dated March 8, 2001 and revised on May 29, 2001 and on May 31, 2001. This tract is also known as Tax Lot 111 and part of Lot 110, Block 125, Forsyth County Tax Office.

Being the same property described in Tract One in Deed recorded in Deed Book 2178, page 0194, Forsyth County Registry.

PIN: 6825-77-1169.00