



2013024609 00056

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$68.00

PRESENTED & RECORDED:
 05-30-2013 10:25:41 AM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPTY

BK: RE 3125
 PG: 4280-4281

Drafted by: William E. Rabil, Jr.

Box 35

Mail future tax bills to Grantee at 5003 Voss Street, Winston-Salem, NC 27105

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29 day of May, 2013, by and between, DWAYNE WASHINGTON, a Free Trader, as GRANTOR, to NAKEDRA L. BYRD (Unmarried), as GRANTEE.

The Grantor's address is 4670 Duffer Lane, Pfafftown, NC 27040.

The Grantee's address is 5003 Voss Street, Winston-Salem, NC 27105.

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 Ten Dollars and Other Valuable Considerations (\$10.00 & O.V.C.) to it 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 of the Grantor's interest in that certain lot or parcel of land located in Forsyth County, North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOTS 1, 2 & 3,
 "I.N. WATSON PROPERTY", AS SHOWN ON A MAP
 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS
 OF FORSYTH COUNTY, NORTH CAROLINA, IN PLAT BOOK 4,
 AT PAGE 31, REFERENCE TO WHICH IS HEREBY MADE FOR
 A MORE PARTICULAR DESCRIPTION.

Property Address: 5003 Voss Street, Winston-Salem, NC 27105

PIN No. 6837-59-5346.00

All or a portion of the property conveyed does not contain 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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, subject to easements, rights-of-way and restrictive covenants of record, if any, and to ad valorem taxes for the current year.

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

Dwayne Washington (SEAL)
 DWAYNE WASHINGTON, a Free Trader

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Mary Sue Hatley, a Notary Public of said County and State, do hereby certify that on this 29 day of May, 2013, before me personally appeared, DWAYNE WASHINGTON, a Free Trader, who proved to me by satisfactory evidence to be the person who signed the foregoing document and acknowledged to me that he signed it voluntarily for its stated purpose.

Witness my hand and notarial seal this 29 day of May, 2013.

Mary Sue Hatley
 Notary Public

MARY Sue Hatley
 Typed or printed name of Notary Public
 My Commission expires: 12/18/2015
 (SEAL)

