



2013029314 00124

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$444.00

PRESENTED & RECORDED
06-25-2013 01:02:15 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: PATSY RUTH DAVIS
DPTY

BK: RE 3131

PG: 212-214

This instrument drafted by:

Darren S. Cranfill Attorney at Law, PLLC \$100

After recording, mail to:

Grantee @ 2196 Gaston Street
Winston-Salem, NC 27103

Sale of Grantors Primary
Residence? Y

Property Address: 2196 Gaston Street
Winston-Salem, NC 27103

Grantors Address: PO Box 12232
Wilmington, NC 28405

Tax Parcel Number: 6825-40-1551.00 - Revenue Stamps: \$444.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this the 21st day of June, 2013, by **George D. Eckart and wife, Kristin Eckart** ("Grantor") to **Wendy R. Rash and Christine Tozier** ("Grantee") as Joint Tenants with Right of Survivorship

WITNESSETH:

That the said Grantor in consideration of ten dollars and other valuable consideration to them paid by the said Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the said Grantee, their heirs and assigns, a tract or parcel of land in the County of **FORSYTH** and State of North Carolina, and bounded as follows:

SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED BY REFERENCE AS IF SET FORTH FULLY HEREIN.

This property was conveyed to the Grantor in Deed Book 2370, Page 3234, Forsyth County Registry.

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.

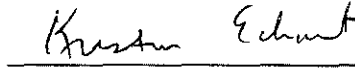
To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee and their heirs and assigns forever.

And the said Grantor does covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances; and that they will warrant and defend the said title to the same against the claims of all persons whatsoever.

SUBJECT, HOWEVER, to easements and restrictions of record and 2013 property taxes pro-rated to date of closing.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hands the date first above written.

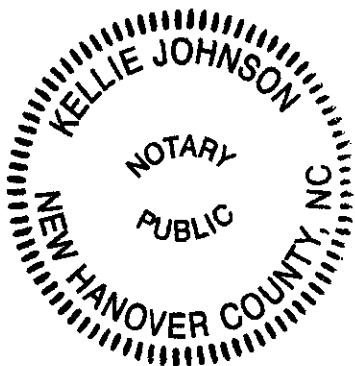

George D. Eckart (SEAL)

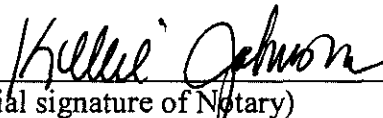

Kristin Eckart (SEAL)

STATE OF NORTH CAROLINA - COUNTY OF New Hanover

I, Kellie Johnson, the undersigned, a Notary Public of the State of North Carolina, County of New Hanover, do hereby certify that on the 21st day of June, 2013, before me personally appeared **George D. Eckart and wife, Kristin Eckart** who proved to me by satisfactory evidence to be the person(s) who signed the forgoing document and acknowledged to me that they signed it voluntarily for its stated purpose.

Witness my hand and official seal, this 21st day of June, 2013.




(Official signature of Notary)

Kellie Johnson
(Notary's printed or typed name)

My commission expires: August 7, 2017

EXHIBIT "A"

BEGINNING AT AN IRON STAKE, SAID IRON STAKE BEING AT THE SOUTHEASTERN RIGHT OF WAY AT THE INTERSECTION OF IRVING AND GASTON STREETS; RUNNING THENCE SOUTH 87 DEGS. 19' EAST, 60 FEET ALONG THE SOUTHERN RIGHT OF WAY OF GASTON STREET TO AN IRON STAKE; THENCE SOUTH 2 DEGS. 40' 20" WEST 180.12 FEET TO AN IRON STAKE; THENCE NORTH 87 DEGS. 28' 35" WEST 60 FEET TO AN IRON STAKE LOCATED ON THE EASTERN RIGHT OF WAY OF IRVING STREET; THENCE NORTH 2 DEGS. 40' EAST 180.29 FEET ALONG THE EASTERN RIGHT OF WAY OF IRVING STREET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING .25 ACRES MORE OR LESS. BEING LOT 103, BLOCK 1673 ON THE FORSYTH COUNTY TAX MAP AND BEING THE SAME PROPERTY AS SHOWN ON A MAP ENTITLED PROPERTY OF STEPHEN C. BOOTH AND WIFE, BARBARA B. BOOTH, DATED JUNE 11, 1990, PREPARED BY RICHARD PARKS BENNETT, SAID MAP BEING INCORPORATED HEREIN BY REFERENCE, AND BEING THE SAME PROPERTY AS SHOWN ON A MAP ENTITLED PROPERTY OF JERRY WAYNE NOBLE AND WIFE, JILLY HINKLEY-NOBLE PREPARED BY RICHARD PARKS BENNETT, DATED 4/23/92.