



2013043132 00123

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$34.00

PRESENTED & RECORDED:
 09-12-2013 01:56:36 PM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPTY

BK: RE 3145
PG: 3432-3434

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$

Parcel Identifier No.: (Tax Block 0818, Tax Lot 12B, 13B, 107B)

Return after recording to: Box #144

Mail tax bills to Grantee:

This instrument was prepared by: Robert W. Porter, Attorney

Brief description for the Index: 750, 752 and 706 Moravia Street Winston-Salem, NC 27107THIS DEED made this 12th day of September, 2013, by and between,

GRANTOR Gail G. Bailey, Widow Mailing Address: 541 Conrad Road Lewisville, NC 27023	GRANTEE Walter E. Morrow, Jr., and wife, Karen B. Morrow Mailing Address: 418 Horace Mann Avenue Winston-Salem, NC 27104
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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, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

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

Property Address: 750, 752 and 706 Moravia Street Winston-Salem, NC 27107

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does ☐, does not ☒ include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 1213, Page 1517, Forsyth County Registry.

Recorded in Plat Book 8, Page 81, Forsyth County Registry.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Gail G. Bailey
Gail G. Bailey

(SEAL)

(SEAL)

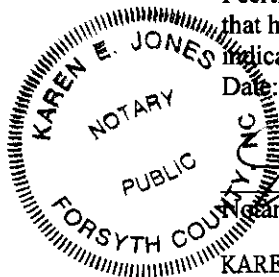
(SEAL)

State of NORTH CAROLINA, 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 herein and in the capacity

indicated: Gail G. Bailey, Widow

Date: 9/12/2013



Karen E. Jones
Notary Public

My Commission Expires: 11/4/2017

KAREN E. JONES

printed or typed name of notary public

State of _____, County of _____

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 herein and in the capacity indicated: Kevin Bratton, Unmarried

Date: _____

Karen E. Jones
Notary Public

My Commission Expires: _____

printed or typed name of notary public

EXHIBIT "A"

Fronting on Moravia Street 110 feet and of that width extending Southwardly 150 feet, bounded on the North by Moravia Street, on the East by Lot No. 14; South by an alley and on the West by a 40 foot section of Lot No. 11. Being known and designated as Lots Nos. 13, 12 and a 10 foot strip off of the East side of Lot No. 11 in Block 18, Plat of Wachovia Development Company, recorded in Book 41, page 115, Register of Deeds Office of Forsyth County, North Carolina.