



2013057414 00281

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$80.00**

PRESENTED & RECORDED:  
12-20-2013 04:55:05 PM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: LORI HOLLOWAY  
DPT

**BK: RE 3160**

**PG: 521-523**

Return To: BOX 68

This instrument prepared by: Renita Thompkins Linville

NORTH CAROLINA

**GENERAL WARRANTY DEED**

FORSYTH COUNTY

THIS DEED made this 3RD day of October 2013, by and between Marthaniel Linton (widower) of 3066 Bainbridge Drive, Winston-Salem, North Carolina hereinafter referred to as "Grantor"; and Bryan K. Martin of 2410 Glenn Avenue Winston-Salem, North Carolina, hereinafter referred to as "Grantee";

**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 attached Exhibit A for the legal description, which is hereby incorporated by reference.**

**No Title Search requested or performed**

**Lien status on the property unknown to the Drafter.**

*ML* *BKM*  
**ML BKM**

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 Grantors 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 except for the exceptions hereinafter stated. Title to the property hereinafter described is subject to the following exceptions:

Save and except easements, restrictions and right-of-way of record, if any.

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

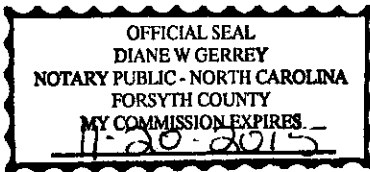
Marthaniel Linton (SEAL)  
Marthaniel Linton

Forsyth County, North Carolina

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

Date: OCTOBER 3, 2013

Diane W. Gerrey  
Notary Public  
My Commission Expires: 11-20-2015



(Official Seal)

Exhibit A

Beginning at an iron stake on the West side of Glenn Avenue, said stake being 350 feet South of the southwest intersection of Glenn Avenue and 25<sup>th</sup> Street; thence West parallel with 25<sup>th</sup> Street 150 feet to a stake in the East line of a 15 foot alley; thence South along said alley 50 feet to a stake; thence East along the North line of Lot No. 19, 150 feet to a stake in the West line of Glenn Avenue; thence North along the West line of Glenn Avenue 50 feet to the place of beginning, being known and designated as Lot No. 18, Block 5, as shown on the Map entitled Bon Air property, recorded in Plat Book 3, Page 25, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 2410 Glenn Avenue  
Winston-Salem, NC 27105

PIN: 6836-35-4270.00