



2014018593 00146

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$140.00

PRESENTED & RECORDED:
05-28-2014 03:50:21 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3180
PG: 3013-3015

This instrument drafted by:

Darren S. Cranfill Attorney at Law, PLLC **Box 100**

After recording, mail to:

Grantee @ 120 E. Devonshire Street
Winston-Salem, NC 27127

Sale of Grantors Primary
Residence? No

Property Address: 2207 Sunnyside Avenue
Winston-Salem, NC 27101

Grantors Address: 396 Goins Road
Mt. Airy, NC 27030

Tax Parcel Number: 6834-46-7895.00 - Revenue Stamps: \$140.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this the 21st day of May, 2014, by **Steven G. Cole and wife, Patricia G. Cole** ("Grantor") to **Salem Redevelopment, LLC, a North Carolina Limited Liability Company** ("Grantee").

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 2888, Page 2494, 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 2014 property taxes pro-rated to date of closing.

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

Steven G. Cole (SEAL)
Steven G. Cole

Patricia G. Cole (SEAL)
Patricia G. Cole

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, Amy S. Moorefield, the undersigned, a Notary Public of the State of North Carolina, County of Davidson, do hereby certify that on the 27th day of May, 2014, before me personally appeared **Steven G. Cole and wife, Patricia G. Cole** 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 27th day of May, 2014.



Amy S. Moorefield
(Official signature of Notary)

Amy S. Moorefield
(Notary's printed or typed name)

My commission expires: 8.27.2018

Exhibit "A"

BEGINNING at the Southeastern corner of Sunnyside Avenue and Monmouth Street; thence running Southwestwardly with said avenue, 141.42 ft to an alley; thence Eastwardly with said alley, 52.6 ft.; thence Northwardly 100 ft. to Monmouth Street; thence Westwardly with Monmouth Street, 152.58 ft. to the Place of BEGINNING. BEING LOTS 31, 32, and 33 in Block 48 as shown on the Map of Winston Salem Land and Investment Company, recorded at Book 40, Page 395 and as more particularly described and recorded in Plat Book 4, Page 147 in the FCR. Being the same property conveyed to N.S. Mullican by Alan S. O'Neal, trustee, by Trustee's Deed dated September 5, 1939, and filed for record in the Office of the Forsyth County Register of Deeds, Forsyth County, North Carolina.