



2014021818 00096

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$59.00PRESENTED & RECORDED
06-20-2014 11:37:02 AMC. NORMAN HOLLEMAN
REGISTER OF DEEDSBY: LORI HOLLOWAY
DPT

BK: RE 3184

PG: 475-477

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$59.00

Parcel Identifier No. 6827-57-3843.00 Verified by _____ County on the _____ day of _____, 20 _____
By: NO TITLE SEARCH REQUESTED OR PERFORMED

Mail/Box to: Grantee at address below

Holtan Box # 66

This instrument was prepared by: BUNCH & ASSOCIATES, PLLC, 3411 HEALY DR. STE C, WINSTON-SALEM, NC 27103

Brief description for the Index: LOTS 37 & 38 Lincoln Park

THIS DEED made this 17th day of June, 20 14, by and between

GRANTOR

GRANTEE

Cary Glenwood II, LLC
a North Carolina limited liability Company
2291 Slate Road
King, NC 27021Herman E. Schmid and wife,
Donna M. Schmid
Property Address: 4690 Indiana Avenue
Winston-Salem, NC 27106

MAILING ADDR: 720 Tain O Shanter Trl. Winston-Salem NC 27103

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Township, Forsyth County, North Carolina and more particularly described as follows:

See attached "Exhibit A"

All or a Portion of the property herein conveyed ___ includes or X does not include the primary residence of a GrantorThe property hereinabove described was acquired by Grantor by instrument recorded in Book 2990 page 2322.A map showing the above described property is recorded in Plat Book 48 page 56.

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, 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.
Save and except easements and restrictions of record, if any, and 2014 ad valorem taxes.

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

Cary Glenwood II, LLC (Entity Name) (SEAL)
By: Timothy Flinchum, Manager (SEAL)
Title: Timothy Flinchum, Manager
By: _____ (SEAL)
Title: _____
By: _____ (SEAL)
Title: _____

USE BLACK INK ONLY

SEAL-STAMP

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20 13.

My Commission Expires: _____

Notary Public

SEAL-STAMP

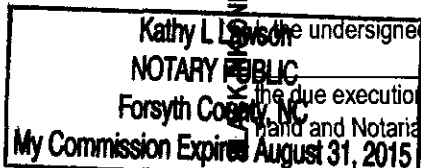
State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that Timothy Flinchum personally came before me this day and acknowledged that he is the Manager of Cary Glenwood II, LLC, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20 ____.

My Commission Expires: _____

Notary Public

SEAL-STAMP

State of North Carolina - County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that Timothy Flinchum personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 7th day of June, 20 14.
My Commission Expires: August 31 2015

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct.

This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on first page hereof.

Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds

“Exhibit A”

BEING known and designated as Lot(s) 37 and 38 on the map of Lincoln Park, plat of which is recorded in Plat Book 4, at Page 79 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description of said lots.

LESS & EXCEPT:

BEGINNING at a point, the northeast corner of Lot 39, Tax Block 2093 and the southerly right of way line of Indiana Avenue; thence along said right of way line the following two calls: South 88° 58 min 10 sec East 50.20 feet to a point; South 82° 41 min 02 sec East, 50.20 feet to a point, the northwesterly corner of Lot 36, Tax Block 2093; thence with the westerly line of said lot South 09° 52 min 34 sec West, 12.36 feet to an iron stake, a new corner; thence crossing the Grantor along the following two lines, which form the new southerly right of way line of Indiana Avenue, running 30 feet South of and parallel to the survey centerline thereof (Project 89006); along a curve to the left, chord bearing and distance of North 86° 53 min 04 sec West, 68.92 feet (with an arc distance of 69.01 feet and radius of 380.00 feet) to a point; South 87° 54 min 46 sec West 28.57 feet to an iron stake in the easterly line of aforesaid Lot 39, Tax Block 2093, a new corner; thence along said line North 01° 42 min 15 sec West, crossing an iron stake on line a total distance of 16.78 feet to the BEGINNING. Containing 1481.09 square feet.

PIN: 2093-37

Parcel #: 6827-57-3864