

**2014034156 00187**FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$10.00

PRESENTED & RECORDED:

09-18-2014 04:18:23 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: LORI HOLLOWAY

DPT

BK: RE 3197**PG: 1438-1440****NORTH CAROLINA SPECIAL WARRANTY DEED****Excise Tax:**Parcel Identifier No. 6836-64-6987.00 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: _____

This instrument was prepared by: David T. Kasper, Kasper & Payne, P.A. Box 45

Brief description for the Index: 2311 N Cleveland Avenue, Winston Salem, NC 27105

THIS DEED made this 17th day of September, 2014, by and between

GRANTOR

GRANTEE

**Danny Gough, as Trustee of 2311 Cleveland Ave. Trust
380-H Knollwood Street, Box 258
Winston Salem, NC 27103****Guadalupe Galvez-Felix
122 Little Stream Lane, Lot #72
Winston Salem, NC 27101**

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, parcel of land or condominium unit situated in the City of Winston Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit "A"

Physical Address: 2311 N Cleveland Avenue, Winston Salem, NC 27105

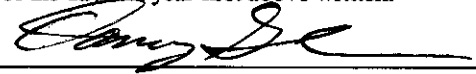
The property hereinabove described was acquired by Grantor by instrument recorded in Book 2983 page 1615.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

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.

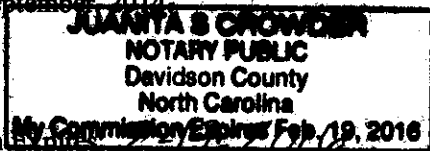
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

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

 (SEAL)
Print/Type Name: **Danny Gough, as Trustee**

State of North Carolina
Forsyth County

I, the undersigned Notary Public of the County of Davidson and State aforesaid, certify that **Danny Gough, as Trustee of 2311 Cleveland Ave. Trust** 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 17 day of September, 2014.



My Commission Expires
(Affix Seal)

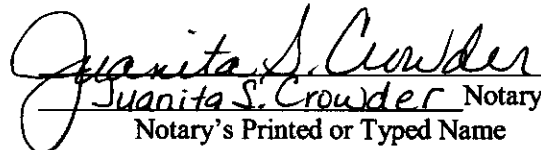

Notary Public
Notary's Printed or Typed Name

EXHIBIT "A"

Address and Description of Property

Property address:

2311 N Cleveland Ave, Winston-Salem, NC 27105

Legal Description:

BEGINNING at an iron stake on the East side of Cleveland Avenue 100 feet North of the Northeast intersection of Cleveland Avenue and 23rd Street; running thence East parallel with 23rd Street, 75 feet to an iron stake; thence North 50 feet to an iron stake on alley; thence West along the South line of alley 75 feet to an iron stake on the East side of Cleveland Avenue; thence South along the East side of Cleveland Avenue, 50 feet to the place of BEGINNING, being the Northern part of Lot No. 77 purchased from W. M. Utt and wife, by W. R. Weir and W. M. Carpenter. This lot is now known as No. 77-C by the re-subdivision of Lot No. 77 recorded in Book 6, page 27 in the Office of the Register of Deeds of Forsyth County, N. C. The above described property being the same land conveyed to J. C. Styers and wife by W. R. Weir, et al., by deed dated the 19th day of April, 1930, and recorded in Deed Book 326, Page 239, Register of Deeds Office, Forsyth County, North Carolina. For back title see Book 237, page 73.

Being the same land conveyed to Central Investment Corporation from J. C. Styers and wife, Ollie Ada Styers by deed dated April 1, 1931, and recorded in Book 325, at page 165, Registry of Forsyth County, North Carolina; conveyed by Central Investment Corporation to Coy A. Coe and wife, Celia Gough Coe, Deed Book No. 473, at page 202; by Coy A. Coe and wife, Celia Gough Coe to C. B. Linville, Deed Book 507, page 420, Office of the Register of Deeds, Forsyth County, North Carolina; and by C. B. Linville to Vearl Linville Kiser and husband. Deed Book 806, page 38 of the Forsyth County Registry.

BEATRICE K. SIMMONS - NOW WIDOWED BY THE LATE JAMES D. SIMMONS WHO DIED IN FORSYTH COUNTY MARCH, 2009.