



2014039890 00040

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

11-03-2014 09:58:27 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH

DPT

BK: RE 3203

PG: 2859-2861

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: NTC

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Kasper Box #45This instrument was prepared by: David T. Kasper, Attorney; Kasper & Payne, P.A.Brief description for the Index: 2313 Peachtree St. Winston-Salem, NC 27107THIS DEED made this 21st day of October, 2014, by and between

GRANTOR

Ralph Bryan Artist and wife
 Sylvia Joyce Artist
 274 Huntersbranch Dr.
 Allenhurst, GA 31301

GRANTEE

Anthony T. Hall and wife
 Sandra L. Hall
 2315 Peachtree St.
 Winston-Salem, NC 27107

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

See the attached "Exhibit A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2864 page 723.

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

A map showing the above described property is recorded in Plat Book 5 page 101.

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:

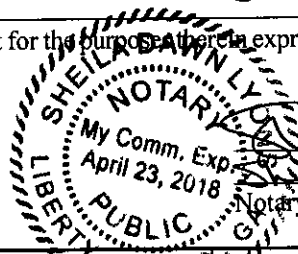
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Ralph Bryan Artist (SEAL)
Ralph Bryan Artist

Sylvia Joyce Artist (SEAL)
Sylvia Joyce Artist

State of Georgia - County or City of Liberty
I, the undersigned Notary Public of the County or City of Liberty and State aforesaid, certify that Ralph Bryan Artist 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 21st day of October, 2014.

My Commission Expires: Apr 23, 2018
(Affix Seal)



Sheila Lyons Notary Public
Notary's Printed or Typed Name

State of Georgia - County or City of Liberty
I, the undersigned Notary Public of the County or City of Liberty and State aforesaid, certify that Sylvia Joyce Artist 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 21st day of October, 2014.

My Commission Expires: Apr 23, 2018
(Affix Seal)



Sheila Lyons Notary Public
Notary's Printed or Typed Name

EXHIBIT A

Beginning at an iron stake in the East line of Peachtree Street, 102.7 feet South from the Southeast intersection of Peachtree and Sprague Streets, and running thence Eastwardly with the South lines of Lots Nos. 17 and 18, 94.1 feet to an iron stake; thence Southwardly 50.1 feet to an iron stake; thence Westwardly with the North line of Lot #20, 91 feet to an iron stake in the East line of Peachtree Street; thence Northwardly with Peachtree Street fifty feet to the place of beginning, and being Lot #19, on the Map of W.L. Sink Property, recorded in the Office of the Register of Deeds of Forsyth County, N.C., in Plat Book 5, Page 101. Further reference is made to Deed Book 297, Page 145 in Forsyth County.

Reference is made to deed from P.G. Stoner, Commissioner to Emory M. Marsh dated October, 1962, and recorded in the office of the Register of Deeds of Forsyth County, North Carolina.

Being informally known as Block 1760, Lot 019 pursuant to the current Forsyth County Tax Maps.

Property Address: 2313 Peachtree Street, Winston-Salem, N.C. 27107

Being the same property described at Deed Book 2655, Page 3777; F.C.R.