

2015005689 00065

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX

\$20.00

PRESENTED & RECORDED

02/20/2015 11:24:30 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3217

PG: 2820 - 2822

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$20.00

Parcel Identification Number: 6836-83-6255.00

This instrument was prepared by: Philip E. Searcy

Return to: Grantees @ P O Box 175, Pfafftown, NC 27040

Mail tax bill: P O Box 175, Pfafftown, NC 27040

Brief description for the Index: Lot 6 and Part of Lot 7, Overbrook, Plat Book 1, Page 5A

THIS DEED made this 31st day of December, 2014 by and between

GRANTOR	GRANTEE
<p>The Triloric Group, LLC 1500 S. Hawthorne Road Winston-Salem, NC 27103</p>	<p>Bradshaw Wilson, LLC P O Box 175 Pfafftown, NC 27040</p>

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

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor in Deed Book 1946, Page 3505

A map showing the above described property is recorded in Plat Book 1 Page 5A.

THIS PROPERTY IS ___ OR IS NOT X ___ THE GRANTORS PRIMARY RESIDENCE.

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: easements and restrictions of record, if any.

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

The Triloric Group, LLC

By Louis B. Baldwin Jr.
Member/Manager

STATE OF NORTH CAROLINA -
COUNTY OF Forsyth

Amy Goodin a Notary Public for Forsyth County, North Carolina do hereby certify that Louis B. Baldwin Jr.

Member/Manager of The Triloric Group, LLC., appeared before me this day and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a drivers license; and he/she acknowledged to me that he/she voluntarily signed the foregoing document for the purpose stated therein.

Date: December 31st, 2014.

(OFFICIAL SEAL)

Amy Goodin Notary Public
Amy Goodin
Printed or Typed Name of Notary Public

My commission expires 2-12-2019.

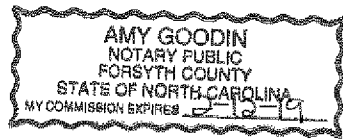


EXHIBIT A

TRACT ONE:

BEGINNING at a stake in the West margin of Rockwell Avenue, said stake being the Southeast corner of Lot No. 6, and running thence Westwardly with the line of Lot No. 6, 140 feet to a stake, said stake being the Southwest corner of Lot No. 6; thence Southwardly 26.15 feet to a new stake in the west edge of Lot No. 7; thence Eastwardly on a new line 140 feet to a new stake in the West margin of Rockwell Avenue; thence Northwardly with the West margin of Rockwell Avenue 26.15 feet to the **PLACE OF BEGINNING**, and being known and designated as the Northern half of Lot No. 7, in the Overbrook Development, plat of said property recorded in Register of Deeds Office of Forsyth County, North Carolina in Plat Book 1, Page 5A.

TRACT TWO:

BEING known and designated as Lot No. 6 on the west side of Gray Avenue in "Overbrook" for further and more particular description of said Lot reference is hereby made to said plat of "Overbrook" as recorded in Register of Deeds Office of Forsyth County in Plat Book 1, Page 5A