



2015006582 00140
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
02-27-2015 02:33:19 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS

BY: RANDY L SMITH
DPTY

BK: RE 3218

PG: 2958-2960

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: N/A

Parcel Identification Number: 6816-73-9553.00

This instrument was prepared by: Gordon W. Jenkins *Box 108*
NO TITLE SEARCH PERFORMED OR REQUESTED

Return to: Grantee @ 3411 Buena Vista Road, Winston-Salem, NC 27106

Mail tax bill: 3411 Buena Vista Road, Winston-Salem, NC 27106

Brief description for the Index: Lots 016B, 017, 018 and 019, Map of Englewood, Block G, Plat Book 3, Page 56-A

THIS DEED made this 27th day of February, 2015 by and between

GRANTOR	GRANTEE
<p>Christopher C. Pearce, IV and wife, Marguerite Payne Pearce 3411 Buena Vista Road Winston-Salem, NC 27106</p>	<p>Marguerite Payne Pearce, married 3411 Buena Vista Road Winston-Salem, NC 27106</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 1884 Page 2134

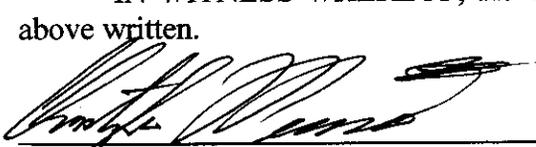
A map showing the above described property is recorded in Plat Book 3 Page 56-A

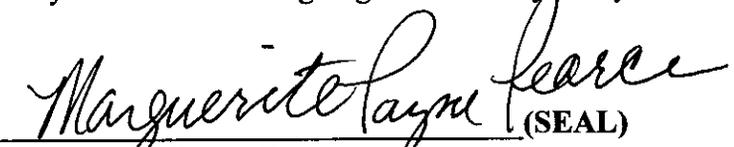
THIS PROPERTY IS THE GRANTORS' PRIMARY RESIDENCE.

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.

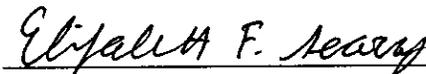
 (SEAL)
Christopher C. Pearce, IV

 (SEAL)
Marguerite Payne Pearce

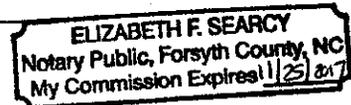
STATE OF NORTH CAROLINA – COUNTY OF FORSYTH

I, Elizabeth F. Searcy, a Notary Public for Forsyth County, North Carolina do hereby certify that Christopher C. Pearce, IV and Marguerite Payne Pearce appeared before me this day and I have seen satisfactory evidence of the identity of each principal by a current state identification with the principal's photograph in the form of a driver's license; and each of them acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein.

This the 27th day of February, 2015.


Notary Public

Elizabeth F. Searcy
Printed Notary Name



My Commission Expires: 11/25/2017

EXHIBIT "A"

BEGINNING at an iron stake in the East right-of-way line of Buena Vista Road, said iron stake being the Southwest corner of Lot 20 as shown on the Map of Englewood, Block G, recorded in Plat Book 3, at Page 56-A, Forsyth County Registry; running thence with the South line of Lot 20, North 70 degrees 57' 36" East 191.21 feet to an iron stake, the Southeast corner of Lot 20; running thence with the West lines of Lots 19, 18, 17 and 16, South 28 degrees 51' 29" East 66.81 feet to an iron stake; running thence, South 53 degrees 46' 48" West 207.50 feet to an iron stake in the East right-of-way line of Buena Vista Road; running thence with said right-of-way, the two (2) following courses and distances: (1) on a curve to the right, a chord call and distance of North 23 degrees 53' 56" West 32.92 feet to an iron stake; (2) on a curve to the right, a chord call and distance of North 20 degrees 00' 00" West 94.33 feet to the point and place of **BEGINNING**, containing 0.439 acres, more or less. Being known and designated as a portion of Lot 16 and all of Lots 17, 18, and 19 as shown on the Map of Englewood, Block G, as recorded in Plat Book 3, at Page 56-A, Forsyth County Registry. The aforementioned property being shown on a survey dated September 22, 1995 by Larry L. Callahan, Registered Land Surveyor.