

2015017549 00040

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$15.00

PRESENTED & RECORDED

05/18/2015 10:36:48 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 3231**PG: 433 - 434****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$15.00

PIN 6836-74-5713.00

Mail/Box to: Grantee: 1422 Twenty Third St, Winston-Salem, NC 27105

This instrument was prepared by: T. Dan Womble, Attorney – no title search

Brief description for the Index: Lot 7, Fairview heights, Book 97, Page 592

THIS DEED made this 14th day of May, 2015, by and between

GRANTOR

CRA-ZEE INVESTMENTS, LLC
P.O. Box 1095
Welcome, NC 27374

GRANTEE

Dennis Matthew Parham
1422 Twenty Third Street
Winston-Salem, NC 27105

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

Being known and designated as Lot Number Seven (7) on the map of Fairview Heights as recorded in Book 97 at Page 592 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Street Address: 1422 Twenty Third St, Winston-Salem, NC 27105

The property hereinabove described was acquired by Grantor by Deed Book 2796, Page 2873, Forsyth County Registry.

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 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; violated zoning ordinances, if any; 2015 taxes are to be paid by Grantee.

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

CRA-ZEE INVESTMENTS, LLC

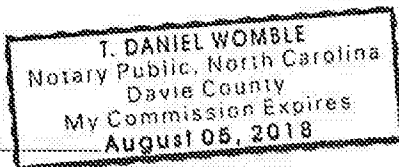
By: *Sammy Vanderzee*
Member/Manager

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Davie and State aforesaid, certify that Sammy Vanderzee, Member/Manger of CRA-ZEE INVESTMENTS, LLC, 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 14 day of May, 2015.

My Commission Expires: _____
(Affix Seal)



T. Daniel Womble Notary Public
Notary's Printed or Typed Name