



2015020332 00114
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
06-04-2015 12:08:47 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS

BY: S L POINDEXTER
DPTY

BK: RE 3234

PG: 918-922

NORTH CAROLINA WARRANTY DEED

Excise Tax: \$ 0

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

Mail/Box: **FRYE BOX 48**

This instrument was prepared by: Leslie G. Frye

Brief description for the Index: 7 tracts

THIS DEED made this 25 day of May, 2015, by and between

GRANTOR	GRANTEE
BILLY RAY EDWARDS and wife KATRINA S. EDWARDS by and through her Attorney in Fact BILLY RAY EDEARDS	EDWARDS PROPERTY MANAGEMENT, LLC, A North Carolina Limited Liability Company
Grantor Address: 483 Lake Laurel Tr. Lowgap, NC 27024	Mail Future tax bills to: 483 Lake Laurel Tr. Lowgap, NC 27024

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, and 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:

SEE ATTACHED "EXHIBIT A"

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, AND CURRENT YEARS AD VALOREM TAXES.

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

Individual

Billy Ray Edwards (SEAL)
BILLY RAY EDWARDS

Katrina S. Edwards (SEAL)
KATRINA S. EDWARDS by and through
Attorney in Fact BILLY RAY EDWARDS

STATE OF NORTH CAROLINA

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COUNTY OF FORSYTH

I, a Notary Public of the County and State aforesaid, certify that BILLY RAY EDWARDS Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 25th day of May, 2015.

SEAL/STAMP

My Commission Expires: 4/24/2017

Melanie J. Snow
Notary Public
Printed Name: Melanie J. Snow

MELANIE J. SNOW
NOTARY PUBLIC
Forsyth County, NC
My Comm. Exp.

STATE OF NORTH CAROLINA

FORSYTH COUNTY

I, MELANIE J. SNOW, Notary Public, do certify that BILLY RAY EDWARDS Power of Attorney for KATRINA S. EDWARDS, personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instruments for and in behalf of BILLY RAY EDWARDS, Power of Attorney for KATRINA S. EDWARDS, and that his authority to execute and acknowledge said instrument duly executed acknowledged, and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina on the 4th day of June, 2015, recorded in Book 3234 Page 914 and that this instrument was executed under and by virtue of the authority given by said instrument granting him Power of Attorney; that the said BILLY RAY EDWARDS acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of KATRINA S. EDWARDS.

Witness my hand and seal, this the 25th day of April, 2015.

(SEAL)

Melanie J. Snow
Notary Public
Print Name: Melanie J. Snow

My Commission Expires: 4/24/2017

MELANIE J. SNOW
NOTARY PUBLIC
Forsyth County, NC
My Comm. Exp.

“EXHIBIT A”

**TRACT I: 1901 Martin Luther King Drive
Winston Salem, NC
PIN#: 6834-97-3570.00**

BEGINNING at a point on the East side of Stadium Drive said point being 250.0 feet North of the North line of Wilbur Street running thence with the East side of the Drive North 8 degrees 45 minutes East 50.7 feet to a point, the Southwest corner of Lot No. 8; thence with the South line of Lot No. 8 South 88 degrees 40 minutes East 132.24 feet to a point on the West side of an alley; thence with the alley South 1 degree 43 minutes West 50 feet to a point, the Northeast corner of Lot No. 10, thence with the North line of Lot No. 10 North 88 degrees 40 minutes West 139.9 feet to the Beginning; Being the eastern portion of Lot No. 9, as shown on the Map of Allendale as recorded in Plat Book 2 Page 28; and being the same property as that described in Deed of Trust Book 1104, Page 1206, in the Office of the Register of Deeds of Forsyth County, North Carolina.

**TRACT II: 4023 Reich Street
Winston Salem, NC
PIN#:6827-82-5300.00**

BEING KNOWN AND DESIGNATED as Lots 45 and 46 as shown on the Plat of DALTONIA, SECTION 2, as recorded in Plat Book 9 at Page 161, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

**TRACT III: 4615 Baux Mountain Road
Winston Salem, NC
PIN#: 6837-89-6057.00**

BEGINNING at an iron stake lying in the Southern right of way line of Baux Mountain Road, said iron stake being the Northwest corner of Lot 30 as shown on the Plat of Dr. J.R. Henry Property recorded in Plat Book 13, Page 31 in the Office of the Register of Deeds of Forsyth County, North Carolina, and running the following courses and distances: along a curve to the right, a chord and distance of North 47 degrees 28 minutes 05 seconds E. 144.49 feet to an iron stake; thence South 38 degrees 45 minutes 01 seconds E. 126.67 feet to an iron stake; thence S. 41 degrees 47 minutes 29 seconds W. 9.49 feet to an iron stake; thence N. 87 degrees 23 minutes 11 seconds W. 179.62 feet to the point and place of BEGINNING. Being further known as Lots 29B and 30 of Tax Block 3003, according to the maps of the Forsyth County Tax Supervisor.

**TRACT IV: 4042 Reich Street
Winston Salem, NC
PIN#6827-82-1269.00**

BEING KNOWN AND DESIGNATED as Lots 90 and 91, as shown on the Map of DALTONIA, SECTION 2, as recorded in Plat Book 9, Page 161(2), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**TRACT V: 2227 Sunshine Ave.
Winston Salem, NC
PIN#6844-25-9645.00**

BEGINNING at a point on the East side of Sunshine Street, which said point is 330.3 feet South from the Southeast intersection of Waughtown Street and Sunshine Avenue, said point being also the Southwest corner of Lot No. 2 on a private Map of the W. Frank Sink property as surveyed by C. M. Miller, C.D., April 26, 1945 and running thence South 88 degrees 45 minutes East 102.4 feet to a point in the Southeast corner of Lot 2, heretofore belonging to W. Frank Sink; running thence South 00 degrees 3 minutes West 73.1 feet to an iron stake; running thence Westwardly along the Nissen Linville, recorded in Plat Book 4, Page 203, 105 feet to an iron stake in Sunshine Street; thence North 2 degrees and 10 minutes East along the East line of Sunshine Street, 83.7 feet to the place of **BEGINNING**.

The above described property is shown on private Map of W. Frank Sink property as surveyed by C. W. Miller, C.E., April 26, 1945, as Lot No. 3, and is further identified as Lot No. 133 in Block 1830 on the Forsyth County Tax Map of Winston Salem.

**TRACT VI: 2519 Dacian Street
Winston Salem, NC
PIN#: 6834-84-0949.00**

Fronting on Dacian street Fifty (50) feet and of that width extending Eastwardly one hundred fifty (150) feet to the line of Lot No. 18, Block 8, being bounded West by Dacian Street, North by the northern third of Lots 15, 16 and 17, Block 8, East by Lot 18, South by the Southern third of Lot 15, 16 and 17, Block 8. The above described property being known and designated as the middle third of Lot 15, 16 and 17, Block 8, on Plat of Wachovia Development Company as recorded in Book 41, Page 155, in the Register of Deeds Office, Forsyth County.

For further reference see Deed from Clinard to Maine Hege et al, Book 335, Page 270, in the Office of the Register of Deeds of Forsyth County, North Carolina.

The above described property is the same as Tract No. 2 in deed from Manie Hege and wife, Letha F. Hege to Robah ___ Swaim and wife, Jeanette J. Swaim, dated January 15, 1949, in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 593, Page 198.

**TRACT VII: 1309 Bretton Street
Winston Salem, NC
PIN#: 6844-16-9622.00**

BEGINNING at an iron stake in the northern right of way line of Bretton Street, the southwest corner of Lot No. 4 and the southwest corner of Lot No. 5 on the map hereinafter described; thence running with said right of way line North 81 degrees 45 minutes West 49.79 feet to an iron stake, thence running North 07 degrees 10 minutes 30 seconds East 154.62 feet to an iron stake, thence South 85 degrees 09 minutes 28 seconds East 42.88 feet to an iron stake, the Northwest corner of Lot No. 4, thence running South 04 degrees 38 minutes 55 seconds West 157.45 feet to the Point and Place of Beginning containing 0.17 acres, more or less, and being the major portion of Lot No. 5 as shown on the map entitled "Longview No. 1," recorded in Plat Book 2 at Page 87(3) and also being known as Lot 5B, Block 923 of the Forsyth County Tax Maps and being the same property as shown on the Map entitled "Jose Luis Santos Garcia," prepared by Phillips R. Ball, RLS, sated January 30, 1995, said map being incorporated herein by reference.