



2015021226 00115

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$58.00

PRESENTED & RECORDED:
 06-10-2015 01:51:25 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPTY

BK: RE 3235

PG: 967-968

Original To: *Doug Sampier***North Carolina General Warranty Deed**

Mail after recording to: James E. Hayden Sr., 1139 East 25th Street, Winston-Salem, NC 27105.

This instrument is prepared by William Brent Vaden.

Brief description of the index: Block 324 Lot 016 1139 East 25th Street

THIS DEED made this the 10TH day of JUNE 2015 by and between

GRANTOR

+

GRANTEE

Tristone Properties, LLC

+

James E. Hayden, Sr.

+

+

This 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.

WITNESSTH, that the Grantor, for a valuable consideration paid by the Grantee, their receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, that certain lot or parcel of land situated in the City of Winston-Salem, Township Forsyth County, North Carolina, and more particularly described as follows:

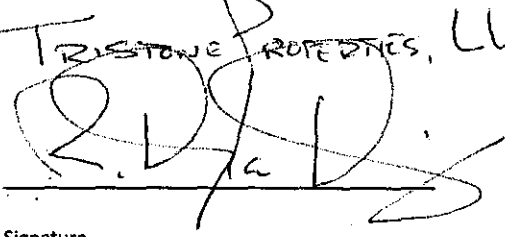
This property is commonly known as 1139 East 25th Street Winston-Salem, NC 27105 and is more particularly described as follows:

Lying and Being in the City of Winston-Salem, Forsyth County, North Carolina, and being at ta stake, the northwest corner of 25th Street and Cleveland Avenue, North 2 degrees 50 minutes East 81 feet to a stake; thence North 88 degrees 25 minutes West 66.8 feet to a stake ; thence South 2 degrees 59 minutes West 81.4 feet to a stake on the North side of 25th Street; thence with the North side of East 25th Street, South 88 degrees 15 minutes East 68.8 feed to a

stake, the point of beginning; being known and designated as Lot 16 on the map of P.H. Hanes Jr. property recorded in Plat Book 3 Page 64A, Office of the Register of Deeds of Forsyth County, North Carolina, Book 834, Page 541.

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 the Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title against the lawful claims of all persons whomsoever, except for the exceptions stated. Title of the property hereinabove described is subject to the follow exceptions: NONE.

WITNESS WHEREOF, the grantor has hereunto set this hand and seal the say and year first above written.

TRISTONE PROPERTIES, LLC

 MANAGING PARTNER
 Signature

R. DOUGLAS DAMPIER
 Type or Print Name

STATE OF NORTH CAROLINA, Forsyth COUNTY

I, Olivia Dancy Asst. Register of Deeds, a Notary Public do certify that R. Douglas Dampier
Managing Partner of Tristone Properties, LLC personally appeared before me this day and acknowledged the due
 execution of the foregoing instrument. Witness my hand and notarial seal this 10 day of June 2015

N/A
 NOTARY'S SEAL

C. Norman Holleman, Register Of Deeds

Olivia Dancy Asst. Reg. of Deeds
 Notary Public

My Commission expires: N/A