

**2015021573 00083**FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$18.00**

PRESENTED &amp; RECORDED:

**06-12-2015 11:24:38 AM**C. NORMAN HOLLEMAN  
REGISTER OF DEEDSBY: S. GRIFFITH  
DPTY**BK: RE 3235****PG: 2549-2550****NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ 18

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument was prepared by: Kenneth S. Lucas, Jr.

THIS DEED made this 11th day of June, 2015 by and between

**GRANTOR**Frederick Sparks  
(unmarried)**GRANTEE**

Nationwide Properties, LLC

Mailing Address  
1589 Skeet Club Rd. Ste102-130  
High Point, NC 27265**ENVELOPE**Property Address  
1424 Emerald 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 and more particularly described as follows:

Lot 260, East Fourteenth Street Development Company as recorded in Plat Book 2 Page 32A, Forsyth County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, ~~Guilford~~ Forrest County Registry.

A map showing the above described property is recorded in Plat Book \_\_, Page \_\_, and referenced within this instrument.

The above described property ☐ does ☐ does not include the primary residence of the 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

**IN WITNESS WHEREOF**, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

\_\_\_\_\_  
(ENTITY NAME)

Frederick Sparks (SEAL)  
Frederick Sparks

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

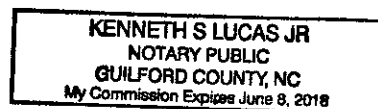
State of NC; County of Guilford

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Frederick Sparks. Witness my hand and official stamp or seal, this the 11 day of June, 2015.

My Commission Expires: 6/8/18

Kenneth S. Lucas Jr  
Notary Public

Print Notary Name: Kenneth S. Lucas Jr



NORTH CAROLINA \_\_\_\_\_ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: \_\_\_\_\_. Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Print Notary Name: \_\_\_\_\_