



2015021573 00083

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

\$18.00

PRESENTED & RECORDED:

06-12-2015 11:24:38 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS

BY: 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~~ ^{Forsyth} 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)

 (SEAL)
Frederick Sparks

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

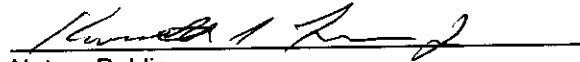
(SEAL)

(SEAL)

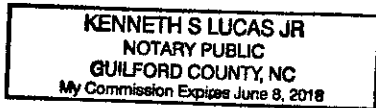
State of NC; County of Guilford

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


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: _____