

2015026681 00139
 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$30.00
 PRESENTED & RECORDED
 07/17/2015 02:39:11 PM
C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: S. GRIFFITH
 DPTY
BK: RE 3241
PG: 884 - 887

Excise Tax: \$30.00

Tax ID#: 6335-85-7822.00

Brief ID: 1814 East First Street, Winston Salem

Mail after recording to: McDonnell & Associates, PA 2442 Devine Street, Columbia, SC 29205

This instrument was prepared by: This instrument was prepared by: Chester Lee Jenkins, NC Associate Attorney, McDonnell & Associates, PA. Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector.

NC-15155224

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED, by and between

GRANTOR	GRANTEE
Pacific Property Venture, Inc.	Edwardo Avalos
Address: 1900 The Exchange SE, Suite 410, Atlanta, GA 303391900 The Exchange SE, Ste 410	Address: 2721 Price Road, Eden, NC 27288

Notice per NCGS §105-317-2: The property does not include the primary residence of Grantor.

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 valuable consideration (**\$15,000.00**) paid by the Grantee, the receipt 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:

Submitted electronically by "McDonnell & Associates"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All that certain parcel of land lying and being situated in the county of Forsyth, State of NC, to wit:

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and beginning at an iron stake on the South side of East First Street (formerly Bolews Creek Road); said stake being distant Eastwardly 203.4 feet from the Southeast intersection of Cameron Avenue and East First Street, and running thence from said beginning point along the South side of East First Street as the same curves South 69 degrees, 35 minutes East 67.2 feet to an iron stake, Northwest corner of Lot No. 3 on the hereinafter mentioned map; thence South 6 degrees West 225 feet to an iron stake; thence North 84 degrees West 65 to an iron stake, Southeast corner of Lot No. 5; thence along the East line S of Lots Nos 5, 5-A, and 1, North 6 degrees East 241.8 feet to an iron stake on the South side of East First Street, the place of beginning, the same being Lot. No 2 on a map of Property of Hill Anc Graves, made y J.E. Ellerbe, C.E., on January 3, 1957, said map being unrecorded, and being a part of a 6 acre tract of land described in Deed Book 587, Page 10. For further reference see Deed Book 763 at Page 115 of the Forsyth County Registry.

Tax map Reference: 2440-002H

Being that parcel of land conveyed to Michael Suggs from Elizabeth B. Ells (SUB TRUSTEE) by that deed dated 11/02/2001 and recorded 12/03/2001 in Deed Book 2216, at Page 1267 of the Forsyth County, NC Public Registry.

Parcel No: 6335-85-7822.00

Property Address: 1814 East First Street, Winston-salem, NC 27101

The property hereinabove described was acquired by the Grantor by instrument recorded in **Book 3050 at Page 999, Forsyth County Public Register of Deeds.**

TO HAVE AND TO nces thereto belonging to the Grantee in fee simple.


And the Grantor covenants with the Grantee, that Grantor HOLD the aforesaid lot or parcel of land and all privileges and appurtena

has done nothing to impair such title as Grantor received, and grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Subject to easements, restrictions and rights of way of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized office by authority of its Board of Directors, on this 14th, day of July, 2015.



Pacific Property Venture, Inc.



Signers Name: Cortland Plichta
Signers Title: Secretary

STATE OF Georgia, Cobb COUNTY

I Katelyn Henry, a Notary Public for said County and State, do hereby certify that Cortland Plichta Title Secretary, for Pacific Property Venture, Inc. appeared before me this day and acknowledged that he/she signed the foregoing instrument on the day and year within mentioned for and on behalf of Pacific Property Venture, Inc.: Witness my hand and official stamp or seal, this the 14th day of July, 2015.

My Commission Expires: 10/27/2018

Notary Public: Katelyn Henry

Print Notary Name: Katelyn Henry

