



2015029178 00267

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$924.00

PRESENTED & RECORDED

08-03-2015 04:49:12 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3243**PG: 4436-4437**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 924.00

Parcel Identifier No.: 6816-74-5383.00 (Block 3037, Lot 011M)

Return after recording to: Kangur & Porter, LLP (Box 76)

Mail tax bills to Grantee: 3541 Buena Vista Rd., Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr.

Brief description for the Index: Tax Lot 011M, Block 3037

THIS DEED made this 21st day of July, 2015, by and between,

GRANTOR	GRANTEE
<p style="text-align: center;">STEVEN D. MOORE and wife, MEGAN BISHOP MOORE Mailing Address: 1762 Page St., San Francisco, CA 94117</p>	<p style="text-align: center;">ELIZABETH ALLI Mailing Address: 3541 Buena Vista Rd., Winston-Salem, NC 27106</p>

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 situated in Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake in the East right of way line of Buena Vista Road said iron stake being the Southwest corner of Garmon W. Burton (See Deed Book 1146, Page 1726), now or formerly; running thence with Burton's South line North 69 deg. 27' East 170.00 feet to an iron stake; running thence South 31 deg. 35' East 130.0 feet to an iron stake, the Northeast corner of Stafford R. Peebles (See Deed Book 1107, Page 1540), now or formerly; running thence with Peebles' North line South 70 deg. 12' West 196.7 feet to an iron stake in the East right of way line of Buena Vista Road, Peebles' Northwest corner; running thence with said right of way line, North 19 deg. 39' West 125.0 feet to the point and place of BEGINNING, according to a survey entitled "Property of William H. May and wife, Joyce S. May" dated July 6, 1982, and revised on April 18, 1986, prepared by United, Limited. For further reference, see Deed Book 1367, Page 1181.

Property Address: 3541 Buena Vista Rd., Winston-Salem, NC 27106


As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [X], does not [] include the primary residence of the Grantor(s).

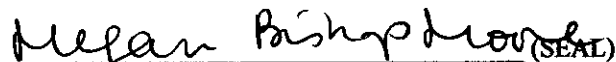
The property hereinabove described was acquired by Grantor by instruments recorded in Book 2668, Page 3828, Forsyth County Registry. A map showing the above described property is recorded in Plat Book , Page .

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

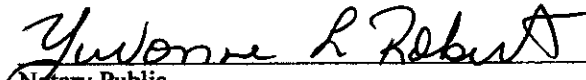

 (SEAL)
 Steven D. Moore


 (SEAL)
 Megan Bishop Moore

State of NC, County of Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: Steven D. Moore and wife, Megan Bishop Moore.

Date: 7-27-2015


 Notary Public

My Commission Expires: 6-24-2019

Yvonne L. Roberts
 printed or typed name of notary public

