



2015031173 00227

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

PRESENTED & RECORDED
 08-17-2015 03:37:40 PM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: LORI HOLLOWAY
 DPTY

BK: RE 3245
PG: 4318-4320

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$58.00

Parcel Identifier No. 6827-82-5118.00

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Holton Box 66 _____

This instrument was prepared by: Lynne R. Holton, Esq. _____

Brief description for the Index: LOTS 49 & 50, DALTONIA #2

THIS DEED made this 17th day of August, 2015, by and between

GRANTOR

High Quality Details, LLC

GRANTEE

Timothy C. Sutton and wife, Gwen P. Sutton

Property Address: 4019 Reich Street
 Winston-Salem, NC 27105

Mailing Address: 700 Bouzeke Court
 Winston-Salem, NC 27105

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of Winston-Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Nos. 49 and 50 as shown on the map of DALTONIA #2, as recorded in Plat Book 9, at Page 161(2), of the Forsyth County Registry, reference to which is hereby made for a more particular description.

This property is the primary residence of one or more of the Grantors.
 Not

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3213, page 4202.

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:

Easements, rights-of-way and restrictions of record, if any, and 2015 property taxes which shall be prorated through the closing date.

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

HIGH QUALITY DETAILS, LLC
(Entity Name)

By: Matthew G. Potts _____ (SEAL)

Title: Member/Manager _____

By: _____ (SEAL)

Title: _____

By: _____ (SEAL)

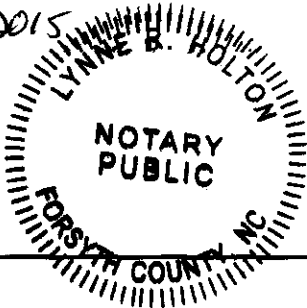
Title: _____

State of NC - County of Forsyth

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 therein and in the capacity indicated:

MATTHEW G. POTTS

Date: 8/17/2015



Lynne R. Holton
Notary Public

Lynne R. Holton
Print Name

My commission expires: 2/5/2017

EXHIBIT A

Property Description
4019 Reich Street, Winston-Salem, NC 27105
PIN 6827-82-5118.00

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