

2015034299 00159
 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$32.00
 PRESENTED & RECORDED
 09/08/2015 04:43:57 PM
C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: S. GRIFFITH
 DPTY
BK: RE 3249
PG: 1692 - 1693

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$32.00

Parcel Identifier Number: Tax ID or Block & Lot: 6836-74-5960

Mail/Box to: Grantee at 1427 NE 23rd Street, Winston-Salem, NC 27105

This instrument was prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot 41 Map of Parkview

THIS DEED made this September 8, 2015 by and between

GRANTOR

Michael Wharton

Grantor Address:

229 Jefferson Ave
 Winston Salem, NC, 27107

GRANTEE

1427 NE 23rd St. Trust

Buyer Address:

1427 NE 23rd Street
 Winston-Salem, NC 27105

Property Address:
 931-B South Main Street, Suite 180
 Kernersville, North Carolina 27284

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

BEING known and designated as Lot numbers 41 and 42 on the map of Parkview as recorded in Plat Book 8, Page 50 in the Office of the Register of Deeds for Forsyth County, to which map reference is hereby made for a more definite and particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in .

A map showing the above described property is recorded in Plat .

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:

___ / ___ THIS PROPERTY DOES DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name) Michael Wharton (SEAL)

By: _____ (SEAL)

ATTEST: _____ (SEAL)

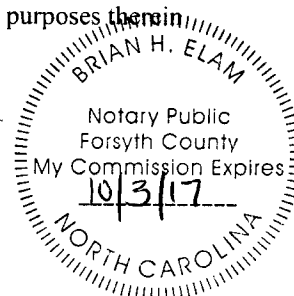
Secretary (Corporate Seal) (SEAL)

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Michael Wharton personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 8th day of September, 2015.

My Commission Expires: 10/3/17

Brian H. Elam
Brian H. Elam, Notary Public



STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and _____ County, do hereby certify that _____, attorney in fact for _____, personally appeared before me this date, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of _____, and that his authority to execute and acknowledge said instrument is contained in and instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Person County, North Carolina on the ___ day of _____, _____, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said _____ acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said _____.

My Commission Expires: _____

Notary Public