

2015036636 00144

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
09/24/2015 02:23:51 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3251

PG: 3970 - 3972

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$0.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6835-05-9630.00

Mail after recording to: Grantee

This instrument was prepared by: Graydon H. Ellis, III; The Ellis Firm, PLLC

****NO TITLE SEARCH REQUESTED OR PERFORMED****

THIS DEED made this 22 day of SEPTEMBER, 2015, by and between

GRANTOR

**LEE PINCKNEY POWELL, JR aka LEE PINKNEY POWELL, JR and wife, ASHLEY ANDERSON
POWELL
111 N. Poplar Street
Winston-Salem, NC 27101**

GRANTEE

**LEE PINKNEY POWELL, JR and wife, ASHLEY ANDERSON POWELL
111 N. Poplar Street
Winston-Salem, NC 27101**

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:

SEE ATTACHED LEGAL DESCRIPTION

submitted electronically by "The Ellis Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2283, Page 1780, 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)



LEE PINKNEY POWELL, JR (SEAL)

By: _____
Title: _____



ASHLEY ANDERSON POWELL (SEAL)

By: _____
Title: _____

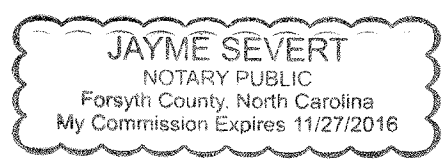
(SEAL)

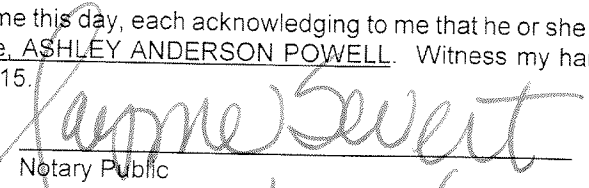
(SEAL)

NORTH CAROLINA, FORSYTH 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: LEE PINKNEY POWELL, JR and wife, ASHLEY ANDERSON POWELL. Witness my hand and official stamp or seal, this the 22 day of SEPTEMBER, 2015.

My Commission Expires: 11-27-16





Notary Public
Print Notary Name: Jayme Severt

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: _____

EXHIBIT "A"

Lying in Winston-Salem, Forsyth County and measuring 74 1/3' on Poplar (formerly Pond) Street and of that width extending Eastwardly 148', being bounded on the West by Poplar (formerly Pond) Street, on the North by lot 459, on the East by an alley, and on the South by lot 457, the above described lot being known and designated on the Plat of Winston as lot #458;

And being further described as lot 458 of block 73 on tax map 630854 and also known as 111 North Poplar Street.