



2016003655 00164

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$56.00

PRESENTED & RECORDED:
02-01-2016 03:50:26 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3270
PG: 312-314

Excise Tax: \$26.00 ^{56.00} _{AK}	Tax Block, Lot	Parcel ID
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Mail after recording to: Grantee, *Delivered by: David C. [Signature] Box 57*
Brief description for the index:

1300 N. DUNLEITH AVE, WINSTON-SALEM, NC 27101

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 29TH DAY OF JANUARY, 2016 by and between

GRANTOR CHRISTOPHER M. BAILEY, LIVING UNDER A FREE TRADER AGREEMENT NOT PRIMARY RESIDENCE	GRANTEE WALTER E. MORROW & WIFE, KAREN B. MORROW NOT PRIMARY RESIDENCE
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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 interest in that certain lot or parcel of land situated in FORSYTH County, North Carolina and more particularly described as follows:

SEE ATTACHED DESCRIPTION EXHIBIT "A"

TO HAVE & HOLD 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: Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.

WITNESS WHEREOF, each individual Grantor has hereunto set her hand and adopted as her seal the word "SEAL" appearing beside or near his signature, this sealed instrument being executed and delivered on the date first above written.

Christopher M. Bailey (SEAL)
CHRISTOPHER M. BAILEY

_____ (SEAL)

<p>SEAL-STAMP NOTARY PUBLIC DAVID H. CAFFEY Forsyth County, NC My Commission Expires May 21, 2018</p>	<p>NORTH CAROLINA COUNTY OF FORSYTH I, DAVID H. CAFFEY, a Notary Public of FORSYTH COUNTY, NC certify that CHRISTOPHER M. BAILEY acknowledged the execution of this instrument. Witness my hand and seal this <u>29TH</u> day of JANUARY, 2016. My Commission Expires: <u>5/21/18</u> <u>David H. Caffey</u> Notary Public</p>
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<p>SEAL-STAMP NOTARY PUBLIC DAVID H. CAFFEY Forsyth County, NC My Commission Expires May 21, 2018</p>	<p>NORTH CAROLINA – FORSYTH COUNTY I, _____, a Notary Public of <u>FORSYTH</u> County, North Carolina, certify that before me and acknowledged the execution of this instrument. Witness my hand and seal _____ day of _____, 2015 My Commission Expires: _____ Notary Public</p>
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The foregoing _____ Certificate(s) of _____

_____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FORSYTH COUNTY, NC.

By _____ Deputy/Assistant Register of Deeds

EXHIBIT "A"

TRACT NO. I:

BEGINNING at a point on the west side of Dunleith Ave., formerly Sheppard Street, the southeast corner of Lot 39; running thence along the south line of Lot 39 west 115 feet to a point on the east side of an alley; thence along the east side of said alley south 50 feet to a point, the northwest corner of Lot 41; thence along the north line of Lot 41 east 115 feet to a point on the west side of Dunleith Avenue; thence along the west side of Dunleith Avenue north 50 feet to the place of BEGINNING; Being Lot 40 as shown on the map of Oakdale as recorded in Deed Book 97, Page 584 and Plat Book 8, Page 93, Office of Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made. See Deed to Mrs. J. G. Nessick from Eva Sewell Browder and her husband, B. R. Browder recorded in Deed Book 541, page 296.
Reference: DB 1504, Page 720.
1300 Dunleith Ave.; Winston-Salem, NC 27105
Lot No. 40; Block 1395