



2016004360 00161

 FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT X
**\$314.00**

PRESENTED &amp; RECORDED:

02-05-2016 03:02:42 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3270****PG: 3363-3364**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 314.00

Parcel Identifier No.: 6824-59-5422.00 (Block 1038B, Lot 017)

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

Mail tax bills to Grantee: 1009 Madison Ave., Winston-Salem, NC 27103

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

Brief description for the Index: Lot 17, Granville A. Nading Estate

THIS DEED made this 5th day of February, 2016, by and between,

GRANTOR	GRANTEE
<b>WEISNER INVESTMENTS, LLC</b> <b>A North Carolina limited liability company</b> Mailing Address: P O Box 24005, Winston-Salem, NC 27114	<b>TIMOTHY ATKINS and wife</b> <b>ANNE ATKINS</b> Mailing Address: 1009 Madison Ave, Winston-Salem, NC 27103

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

**Being known and designated** as Lot No. 17, as shown on the Map of GRANVILLE A. NADING ESTATE, as recorded in Plat Book 11, Page 196, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 1009 Madison Ave., Winston-Salem, NC 27103

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

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3234, Page 3295, Forsyth County Registry.


A map showing the above described property is recorded in Plat Book 11, Page 196.

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.**

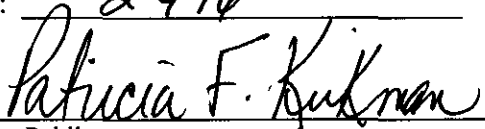
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

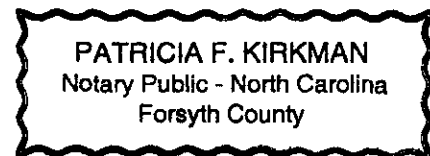
**Weisner Investments, LLC**

By:  (SEAL)  
Roger Hoots, Manager

State of 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 voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Roger Hoots, Manager of Weisner Investments, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of the entity, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 2-4-16  
  
Notary Public  
Patricia F. Kirkman  
printed or typed name of Notary Public



My Commission Expires: 4-29-19