



2016008389 00089  
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:  
03-09-2016 02:28:08 PM

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

BK: RE 3275

PG: 554-556

\*\*\* No Title Search Performed or Requested\*\*

Excise Tax \$ *No taxable consideration*

Recording Time, Book and Page

Tax Lot No. 021E

Parcel Identifier No. 6833-26-9596

Verified by

County on the

day of

by

Mail after recording to: Grantee: *300-236 W. Hargett Street, Raleigh, NC 27601*

Mail Tax Bill to : Grantee: *300-236 W. Hargett Street, Raleigh, NC 27601*

*Box 116*

This instrument was prepared by -STEVEN D. SMITH - Attorney 500 Olive Street, WINSTON-SALEM, NC 27106

Brief Description for the index

Block 2019, Lot 021E—3775 Konnoak Drive

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 2 day of March 2016, by and between

GRANTOR

GRANTEE

ESTATE OF IRENE GEORGE MOUTOS

TIMOTHY CHRIS MOUTOS

And

FRED CHRIS MOUTOS

And

GEORGE CHRIS MOUTOS

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 interest in all that certain lot or parcel of land situated in township of \_\_\_\_\_, County of Forsyth, North Carolina and more particularly described as follows:

SEE ATTACHED DESCRIPTION - EXHIBIT "A"

The property herein above described was acquired by Grantor by instrument recorded in **Book 2537, Page 242, Forsyth County Registry.**

A map showing the above described property is recorded in Plat Book **n/a, Page n/a, Forsyth County Registry.**

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 herein above described is subject to the following exceptions:

**Easements, rights-of-way, and restrictions of record, if any, and 2015 ad valorem taxes.**

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.

George Moutos (seal)  
**Estate of Irene George Moutos by George Moutos, Executor**

STATE OF NORTH CAROLINA, County of - Forsyth

I, Melissa Allen, a Notary Public of the County and state aforesaid, certify **George Moutos, Executor of the Estate of Irene George Moutos, Grantor**, did personally appear before me this day, and did voluntarily acknowledged the execution of the foregoing instrument for the purposes stated herein. Witness my hand and official stamp or seal, this 2 day of March, 2016.

My commission expires: 9-4-2016  
Melissa Allen  
Notary Public

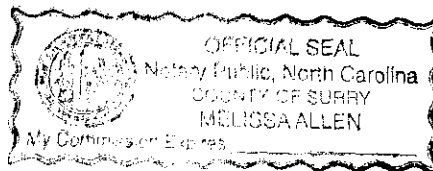


Exhibit "A"

TRACT ONE:

Beginning at an iron stake in the East line of Konnoak Drive, the Southwest corner of property now or formerly belonging to Ralph and Dorfice McBride; running thence with the South line of said McBride Property, South  $83^{\circ} 52'$  East 93.4 feet to an iron stake, the Southeast corner of said McBride Property, said iron stake being a corner of Kenneth G. Whicker Property; thence with the North line of the said Whicker Property North  $89^{\circ} 27'$  West 91.1 feet to an iron stake in the East line of Konnoak Drive; thence with the East line of Konnoak Drive North  $3^{\circ} 48'$  West 14.7 feet to the place of beginning.

Being known and designated as a portion of Lot No. 21 on the Map of Longworth Place, recorded in Plat Book 2 at Page 85, in the Office of the Register of Deeds, Forsyth County, North Carolina.

Also, being known as Lot 21E of Tax Block 2019 as shown on the Forsyth County Tax Map in the Office of the Tax Supervisor, Winston-Salem, North Carolina and being the same property conveyed by Kenneth M. Watson and his wife, Ruby J. Watson to Chris F. Moutos by Deed dated the 15<sup>th</sup> day of July, 1963, and recorded in Deed Book 866 at Page 458 of the Forsyth County Registry.

TRACT TWO:

Beginning at an iron stake on the Eastern side of Konnoak Drive (formerly Old Lexington Road), said stake being at the Northwest corner of Lot No. 22 on the hereinafter mentioned map, and running thence with the North line of said Lot No. 22 South  $85^{\circ}$  East 100.8 feet to an iron stake in said line, a new corner; thence on a new line South  $1^{\circ} 40'$  West 161.7 feet to an iron stake, a new corner; thence on another new line North  $79^{\circ} 25'$  West 93.4 feet to an iron stake on the East side of Konnoak Drive; thence with the East side of Konnoak Drive North  $1^{\circ} 20'$  West, 153.1 feet to an iron stake, the place of beginning. The same being a part of Lots Nos. 21 and 22, on the Map of The Longworth Place, as recorded in Plat Book 2 at Page 85, in the Office of the Register of Deeds of Forsyth County, North Carolina. For further reference, see Deed Book 626 at Page 287.

Also, being known as Lot 511 of Tax Block 2019 as shown on the Forsyth County Tax Map in the Office of the Tax Supervisor, Winston-Salem, North Carolina and being the same property conveyed by Kenneth Watson trading as Watson Construction Company and his wife, Ruby J. Watson to Chris F. Moutos by Deed dated the 15<sup>th</sup> day of July, 1963, and recorded in Deed Book 866 at Page 457 of the Forsyth County Registry.