



2016011558 00221

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

PRESENTED & RECORDED:
04-01-2016 04:11:55 PM

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

BK: RE 3278
PG: 4105-4107

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 314.00

Parcel Identifier No.: 5896-95-2557.00 (Block 4635, Lot 015 & 012H)

Return after recording to: Book 24

Mail tax bills to Grantee: 4857 Robinhood Rd., Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr. NO TITLE SEARCH REQUESTED OR PERFORMED

Brief description for the Index: 2.09 acres +/- Robinhood Rd

THIS DEED made this 16th day of March, 2016, by and between,

GRANTOR	GRANTEE
DEBORAH WISHON WALL and husband, JIMMY RAY WALL Mailing Address: 1233 Irving St., Winston-Salem, NC 27103	WANDAH DAWN POOLE and husband, DAVID JOHN POOLE Mailing Address: 4857 Robinhood Rd., Winston-Salem, NC 27106

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:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Property Address: 4857 Robinhood Rd., Winston-Salem, NC 27106

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

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2956, Page 1025, Forsyth County Registry.

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

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.

Deborah Wishon Wall (SEAL)
Deborah Wishon Wall

Jimmy Ray Wall (SEAL)
Jimmy Ray Wall

State of North Carolina, County of Forsyth

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: Deborah Wishon Wall and husband, Jimmy Ray Wall

Date: 3-16-14

M Lane Young
Notary Public

M Lane Young
printed or typed name of notary public



My Commission Expires: 11-16-2016

Exhibit "A"

All that parcel of land lying in Vienna Township, County of Forsyth and State of North Carolina containing 2.09233 by coordinate computation as shown on a survey dated March 7, 2016 for Donald John Poole and wife, Wandah Dawn Poole by Thomas A. Riccio, Professional Land Survey (Drawing No. 16057) and being described more particularly as follows:

Beginning at an iron stake lying in the north right of way of Robinhood Road, southeast corner of the property of Harry Dawson et ux (Deed Book 2441, page 1439/Tax Block 4641, Lot 22B/PIN No. 5896-95-0441) and running thence with aforesaid Dawson line the three (3) following courses and distances: 1) North 41 degrees 11 minutes 45 seconds East 186.78 feet to an iron stake; 2) South 55 degrees 10 minutes 58 seconds East 49.43 feet to an iron stake; and 3) North 54 degrees 42 minutes 21 seconds East 170.24 feet to an iron stake; southeast corner of the property of John A. Karpel (Deed Book 1813, page 3110/Tax Block 4641, Lot 103/PIN No. 5896-95-3769); running thence with Karpel's line, the two (2) following courses and distances: 1) North 54 degrees 38 minutes 40 seconds East 73.08 feet to an iron stake and continuing 2) North 55 degrees 03 minutes 32 seconds East 24.42 feet to an iron stake, southwest corner of the property of Mary Decier Walker (Deed Book 1632, page 2774/Tax Block 4635, Lot 12E/PIN No. 5896-95-5572); running thence with Walker's line South 64 degrees 23 minutes 30 seconds East 73.00 feet to an iron stake; northwest corner of the property of JGC Partners, LLC (Deed Book 3256, page 3546/ Tax Block 4635, Lot 214/PIN No. 5896-95-4287) running thence with JGC Partners' line South 17 degrees 11 minutes 00 seconds West 401.25 feet to an iron stake lying in the north right of way line of Robinhood Road; and running thence the two (2) following courses and distances with the north right of way line of Robinhood Road; 1) North 66 degrees 14 minutes 59 seconds West 133.29 feet to an iron stake; and 2) North 65 degrees 34 minutes 00 seconds West 227.98 feet to the place of beginning.

The property described herein is PIN No. 5896-93-2257 and being Tax Lots 012H and 015 of Tax Block 4635. Property address is 4857 Robinhood Road, Winston-Salem, NC 27106