



2016012677 00161

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$4.00

PRESENTED & RECORDED:
04-11-2016 11:44:39 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3280
PG: 310-313

Excise Tax \$ 4.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 5896-77-5261.00

Verified by County on the day of

by

Mail after recording to GRANTEE : Haygray, LLC, 412 Townley Street, Winston-Salem, NC 27103

This instrument was prepared by -STEVEN D. SMITH- Attorney

Mail future tax bills to: Haygray, LLC, 412 Townley Street, Winston-Salem, NC 27103

Brief Description for the index Storm Canyon Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8 day of February, 2016, by and between

GRANTOR

HAYLYN, LLC
5140 Fleetwood Circle
Winston-Salem, NC 27106

GRANTEE

HAYGRAY, LLC
412 Townley Street
Winston-Salem, NC 27103

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 City of Winston-Salem, 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 3021, Page 1736, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book __ at 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 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.

HAYLYN, LLC

By: [Signature] (seal)
_____ - member/manager

[Signature]
Witness

SEAL-STAMP

STATE OF NORTH CAROLINA
Forsyth

County of

I, _____ a Notary Public of _____ county, do hereby certify that _____ in all his capacity as member/manager of **Haylyn, LLC** personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of February, 2016.

Notary Public

My commission expires: _____

SUBSCRIBING WITNESS ACKNOWLEDGMENT

STATE OF NORTH CAROLINA, Forsyth COUNTY

I, [Signature] a Notary Public, certify that Stevan D. Smith
Subscribing Witness

personally appeared before me this day and being duly sworn, stated that, in his/her presence, Melanie Smith member/manager of Haylyn LLC acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 11 day of April 2016

NOTARY'S SEAL

C. Norman Holleman, Register Of Deeds

[Signature]
Notary Public

My Commission expires: N/A

EXHIBIT A

Part of Lot 70 driveway at Storm Canyon
TRACT I

BEGINNING at a point, said point being the Southwestern corner of Lot 71 as shown on the plat entitled Whispering Winds Section 1 as recorded in Plat Book 25, page 145, Forsyth County Registry; thence running from said beginning point along the Eastern right of way of Storm Canyon Drive a chord distance and direction of South 04 degrees 12 minutes 33 seconds West 64.28 chord feet to a point; thence continuing along said right-of-way South 09 degrees 31 minutes 10 seconds West 35.07 chord feet to a point said point being the Northwestern corner of Lot 69 as shown on the plat of Whispering Winds Section 2 as recorded in Plat Book 25, page 145, Forsyth County Registry; thence running from said point South 76 degrees 51 minutes East 267.04 feet to an iron thence running South 03 degrees 59 minutes West 230.08 feet to an iron; thence running South 82 degrees 40 minutes 05 seconds East 111.58 feet to a point; thence running South 71 degrees 51 minutes 31 seconds East 25.61 feet to a point; thence South 85 degrees 21 minutes 54 seconds East 121.36 feet to a point; thence running North 04 degrees 53 minutes 20 seconds East 702.96 feet to a point; thence running North 77 degrees 12 minutes 58 seconds West 271.88 feet to a point; thence running South 03 degrees 59 minutes West 329.88 feet to a point, said point being the Southeastern corner of Lot 71 as shown on the plat entitled Whispering Winds Section 2 as recorded in Plat Book 25, Page 145, Forsyth County Registry; thence running on a common line between Lot 70 and 71 North 84 degrees 32 minutes West 260.08 feet to the point and place of **BEGINNING** and containing all of Lot 70 as shown on the Map entitled Whispering Winds, Section 2 as recorded in Plat Book 25, Page 145, Forsyth County Registry and also containing an additional 4.342 acre tract both of which are shown on the Map entitled survey for Steven D. Smith and wife Mary Anne Smith as drawn by Clinton S. Fisher, A.D.S. on November 18, 1992 said map is referred to and incorporated herein by reference as if fully set out herein.

SAVE AND EXCEPT THE FOLLOW:

BEGINNING at a point said point being the Southwestern Corner of Lot 70 as shown on the Map of Whispering Winds, Section 2 as recorded in plat Book 25, Page 145, also being the Northwestern Corner of Lot 69 as shown on Map of Whispering Winds, Section 2 as described in Plat Book 25, Page 145, from said beginning point running along the northern line of Lot 69 South 76° 51' East 267.04 feet to a point; thence running South 76° 51' East 203.51 feet to a point; thence running North 04° 53' 20" East 500.38 feet to a point; thence running North 77° 12' 58" West 211.31 feet to a point; thence running South 03° 59' West 464.88 feet to a point; thence running North 76° 51' West 263.61 feet to a point, said point lying in a Eastern right-of-way line of Storm Canyon Road, thence running along said right-of-way South 09° 31' 10" West 35.07 feet to the point and place of **BEGINNING** containing approximately 2.569 acres as shown on the map entitled "Survey for Steven D. Smith and wife, Mary Anne Smith" as drawn by Clinton S. Fisher, RLS on 5-3-94 and containing a portion of Tax Block 4635B, Lot 70 and a portion of Tax Block 4636 Lot 102-E.

5153 Fleetwood

TRACT II

BEGINNING at an iron, said iron being the Southwestern Corner of the property owned by Steven D. Smith and Mary Anne Fisher as described in Deed Book 1638, page 3135, Forsyth County Registry; thence running from said beginning point South 85 degrees 56 minutes 39 seconds East 106.13 feet to an existing iron pipe; thence running South 02 degrees 15 minutes 28 seconds West 125 feet to an existing iron pipe; thence running North 83 degrees 08 minutes 03 seconds East 25.11 feet to an existing iron pipe; thence running South 07 degrees 33 minutes 45 seconds East 110 feet to a new iron pipe; thence running South 06 degrees 15 minutes 26 seconds East 145.14 feet to a new iron pipe said pipe lying in the old Northern right-of-way line of Fleetwood Circle, State Road 1427 also known as Brookstown Road; thence running along said old Northern right-of-way South 83 degrees 08 minutes 03 seconds West 25.11 feet to an existing iron pipe; thence running North 06 degrees 15 minutes 26 seconds West 145.14 feet to a new iron pipe; thence running North 07 degrees 33 minutes 45 seconds West 35 feet to new iron pipe; thence running North 79 degrees 04 minutes 04 seconds West 114.70 feet to an existing iron pipe; thence running North 00 degrees 33 minutes 36 seconds East 185.01 feet to the point and place of BEGINNING and being that property entitled tract number 1 and tract 2 as shown on the map entitled survey for Steven D. Smith and wife Mary Anne Smith as drawn by Clinton S. Fisher, R.L.S. on February 4, 1993 said map is incorporated herein by reference as if fully set out herein.

25¹/₂ lot next to TJ on Fleetwood CircleTRACT III

BEGINNING at a point said point being located the following two calls and distances from a point, said point being the northeastern corner of that property previously or presently owned by Diana O. Trail as described in Deed Book 1811, Page 3262, Forsyth County Registry, from said point running South 78° 56' 18" West 90.12 feet to a point; thence running South 06° 17' 19" East 2.75 feet to the Point and Place of BEGINNING; thence running from said BEGINNING Point South 06° 17' 19" East 232.25 feet to a point, said point lying in State Road 1427, Fleetwood Circle; thence running South 69° 14' 26" West 25.92 feet to a point, said point being a common point with that property owned by Steven D. and wife, Mary Anne Smith as described in Deed Book 1638, page 3135 Forsyth County Registry; thence running along a common line North 06° 17' 19" West 239.46 feet to a point; thence running along a new line North 85° 23' 22" East 25.11 feet to the Point and Place of BEGINNING, containing approximately .136 acres as shown on that map entitled "Job No. 96425" as drawn by Clinton S. Fisher, R.L.S. on the _____ day of December, 1996.

Said map is incorporated herein by reference.