

**2016013245 00142**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$56.00**PRESENTED & RECORDED  
04/14/2016 02:19:20 PM  
C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: S. GRIFFITH  
DPTY**BK: RE 3280****PG: 3267 - 3268**Parcel #: 6844-27-2229.00 & 6844-45-6613.00Property Address: 1329 Marne Street & 1637 Vogler StreetMail Future Tax Bills to: Grantees: 400 Gobble Lane, Winston-Salem, NC 27107Prepared by: Edward R. Green, AttorneyStamps: \$ 56.00**NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made this the 14<sup>th</sup> day of April, 2016, by and between:

GRANTOR(S)	GRANTEE(S)
<p>THOMAS M. JOYCE, TRUSTEE UNDER THE THOMAS M. JOYCE TRUST UTA 12-02-99 BY HARRY R. JOYCE, SR. P.O. Box 24276, Winston-Salem, NC 27114</p>	<p>RICKY H. GOBBLE and wife, MARLYN H. GOBBLE 400 Gobble Lane, Winston-Salem, NC 27107</p>

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, in consideration of Ten Dollars and Other Valuable Consideration (\$10.00 & OVC) to them 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 lying and being in \_\_\_\_\_ Township, Forsyth County, North Carolina; and being more particularly described as follows:

**TRACT 1:** BEING known and designated as Lot Two (2), Block "E" as shown on a plat of the "C.F. Nissen Property" by Paul King, C.E., recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 3, Page 11, to which reference is hereby made for a more definite and complete description. There is excepted from this conveyance five (5) feet from the western end of the front boundary line on Marne Street, and extending north that width along the western boundary line of this lot (lot 2) to a point in the northern boundary line of this lot (lot 2), making this conveyance a lot with a forty-five (45) foot front on Marne Street.

THIS conveyance is also made subject to whatever rights the Railroad spur tract may have as shown on said Plat.

Commonly known as 1329 Marne Street, Winston-Salem, NC.

**TRACT 2:** BEING known and designated as Lot #10, plat of E.L. Vogler Estate, said plat being of record in the Office of the Clerk of Superior Court of Forsyth County, North Carolina, in Plat Book 1, Page 7-7A and in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 9, Page 201-201A, reference to said plats being made for a more complete description.

Commonly known as 1637 Vogler Street, Winston-Salem, NC.

The above described real estate \_\_\_\_\_ does \_\_\_\_\_ does not include the primary residence of the Grantor(s).

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances there unto belonging to the grantee in fee simple.

AND GRANTOR covenants with 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 exception.

SUBJECT to all easements, rights of way and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

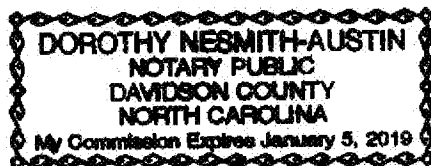
Thomas M. Joyce, Trustee under the Thomas M. Joyce Trust UTA 12/2/99 by Harry R. Joyce, Sr.

Thomas M. Joyce (SEAL)  
Thomas M. Joyce, Trustee

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STATE OF NORTH CAROLINA - COUNTY OF Forsyth

I, Dorothy Nesmith-Austin a Notary Public in and for the above named County and State do hereby certify that Thomas M. Joyce, Trustee of the Thomas M. Joyce, Trustee under the Thomas M. Joyce Trust UTA 12/2/99 personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal, this the 14 day of April, 2016.



Dorothy Nesmith-Austin  
Notary Public

Dorothy Nesmith-Austin  
Notary Public's Printed Name

My commission expires: Jan. 5, 2019