



2016014120 00087

FORSYTH CO, NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$7.00

PRESENTED &amp; RECORDED:

04-20-2016 01:23:33 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 3281

PG: 3356-3358

Bot 79

Address of Grantee: 3976 Poindexter Avenue, Winston Salem, NC 27105

Address of the Grantor: 2718 North Liberty Street, Winston Salem, NC 27106-2025

This property is not the principal residence of the Grantor.

(A Lot #70)

This instrument was prepared by: Samuel M. Booth from information furnished, without title exam requested or performed.

Excise tax \$ \_\_\_\_\_

Brief description for the **Index**: Part Lot 120 Ogburn Realty Co. property**SPECIAL WARRANTY DEED**THIS DEED made this the 20<sup>th</sup> day of April, 2016, by and between

Grantor

Grantee

**C. W. MYERS TRADING POST, INC.**  
a North Carolina corporation

**RICHARD D. KELLY**  
3976 Poindexter Avenue, 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 Forsyth County, North Carolina and more particularly described as follows:

**SEE EXHIBIT A** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor except for the exceptions

hereinafter stated.

Title to the property described above is specifically conveyed subject to the following exceptions: ad valorem taxes for the current year and subsequent years; all easements, covenants, conditions, restrictions and other agreements of record encumbering the property including any created or conveyed by the Grantor; all matters that would be disclosed by a current and accurate on ground survey of the property; zoning, land use and building laws, regulations and ordinances affecting the property here conveyed and if occupied any existing lease per terms set forth in the contract of sale.

The property is conveyed in an "AS IS, WHERE IS" condition and basis, with any and all faults and Grantor has not made and does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present, or future, of, as to, concerning or with respect to the value, nature, quality or conditions of the property here conveyed; the suitability of the property for any activity or use, the habitability, merchantability, marketability, profitability or fitness for a particular purpose or any other matter except for the warranties herein made as limited.

In Witness Whereof, a duly authorized officer of Grantor has executed the foregoing for and on behalf of the corporation.

C. W. MYERS TRADING POST, INC.

By: William S. Myers  
William S. Myers, Vice President

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**NORTH CAROLINA - FORSYTH COUNTY**

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated. William S. Myers.

Date: April 20, 2016

Gerald G. Spaugh  
Gerald G. Spaugh, Notary Public

My commission expires: 1/21/2018



**EXHIBIT A:**

to  
Deed from C. W. Myers Trading Post, Inc.  
to  
Richard D. Kelly

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All that certain lot or parcel of land, together with the improvements thereon, situated in the County of Forsyth, State of North Carolina, near the City of Winston-Salem, and being particularly described as follows: BEGINNING at a stake in the North margin of Walker Road, said stake being distnt 50 feet Eastwardly from the Northeast corner of the intersection of the property lines of Tise Ave. and Walker Road, this point of beginning also in the southeast corner of Lot No. 121; thence along Walker Road S 87 deg. 30 min. East 50 ft. to a stake, the corner of Lot No. 119; thence along the West line of Lot No. 119, N 3 degs. 00 min. East 179 ft. to a stake; thence N 87 degs. 10 min. West 50 ft. to a stake in the line of Lot No. 121; thence S 3 degs. 00 min. West 179.3 ft. to a stake, the place of beginning, the same being known and designated as the southern part of Lot No. 120, as shown on the plat of Ogburn Realty Co.'s property, duly recorded in the office of the Register of Deeds, Forsyth County, N.C., in Book 1, Page 106, and also being the same property as described in Deed Book 450, Page 260.

SAVE AND EXCEPT for a 3 ft. strip of land previously conveyed from the above described tract as is set forth in deed recorded in Deed Book 951, Page 651, which description is incorporated herein by reference.

Tax Block 1500, Lot 201B

Property Address: 807 Akron Drive, Winston-Salem, N.C.