

**2016014935 00069**FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$21.00**

PRESENTED & RECORDED:

04-26-2016 12:04:54 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPT

BK: RE 3282**PG: 3300-3301***Box 24*

Address of Grantee: 2214 Cole Road, Winston Salem, NC 27107

Address of the Grantor: 2718 North Liberty Street, Winston Salem, NC 27105

This property is not the principal residence of the Grantor.

(A Lot #3)

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

Excise tax \$ *21.00*Brief description for the **Index**: Lots 1 & 2 C. V. Pegram**SPECIAL WARRANTY DEED**THIS DEED made this the *25th* day of April, 2016, by and between

Grantor

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

Grantee

AZAM PROPERTIES, LLC

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:

PIN6854-18-0374

Being Known and Designated as **Lots 1 and 2**, as shown on the Plat of **C. V. PEGRAM PROPERTY** recorded in **Plat Book 11 page 93**, in the Office of the Register of Deeds of Forsyth County, North Carolina to which reference is hereby made for a more particular description. For further reference see Book 811 page 109, Forsyth Registry. Also known as 2306 Huff Street, Winston Salem, NC.

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

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 25, 2016

Gerald G. Spaugh
Gerald G. Spaugh, Notary Public

My commission expires: 1/21/2018

