



2016014962 00096

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

04-26-2016 01:12:48 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3282**PG: 3497-3499**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ NTC

Parcel Identifier No.: 6825-78-2416.00 (Tract 1) and 6825-78-1499.00 (Tract 2)

Return after recording to: Kangur & Porter, LLP (Box 76)

Mail tax bills to Grantee: 5097 Cobblestone Road, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr. (*no title search requested nor performed*)

Brief description for the Index: 851 & 853 Reynolda Road

THIS DEED made this 25th day of April, 2016, by and between,**GRANTOR**

**KENNETH A. REECE and wife,
MARY JANE SAVKA**

Mailing Address:

5097 Cobblestone Road, Winston-Salem, NC 27106

GRANTEE

WEOH REYNOLDA, LLC
a North Carolina limited liability company

Mailing Address:

5097 Cobblestone Road, 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 City of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Property Address: 851 Reynolda Road, Winston-Salem, NC 27101
853 Reynolda Road, Winston-Salem, NC 27101

The property conveyed hereby does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2028, Page 187 (Tract 1) and Book 2769, Page 3398 (Tract 2), 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.

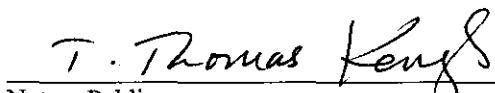
 (SEAL)
Kenneth A. Reece

 (SEAL)
Mary Jane Savka

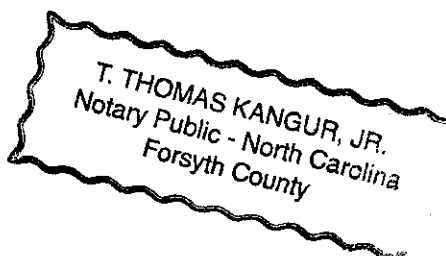
State of North Carolina, County of Forsyth

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: **Kenneth A. Reece and Mary Jane Savka.**

Date: 4/26/17


Notary Public

T. Thomas Kangur, Jr.
printed or typed name of notary public



My Commission Expires: 10/24/16

Exhibit A

Tract 1:

BEGINNING at a stake on the East side of Reynolda Road, the southwest corner of Lot 12 on the hereinafter mentioned map; thence northeastward 109.45 feet to an iron stake, the southeast corner of Lot No. 12; thence South 40 degrees, 30 minutes 50 feet to a point, the corner of Pappas and Varelsa; thence southwestwardly along the line of said Pappas and Varelsa 111.0 feet more or less to a point on the East side of Reynolda Road, thence northwestwardly along the east side of Reynolda Road 50.5 feet to the point of beginning, being Lots Nos. 13, 14, and the western portion of Lot 15 as shown on the plat of Home Real Estate Loan & Insurance Company and J. F. Smithdeal property, as recorded in Plat Book 6, Page 180, Office of the register of deeds of Forsyth County, North Carolina, also known on the tax records of Forsyth County as lots Nos. 13, 14, and 15A, Block 1126.

Tax Parcel Number: 6825-78-2416.00 (Block 1126, Lots 013, 014, 015A)

Property Address: 851 Reynolda Road, Winston-Salem, NC 27104

Tract 2:

BEGINNING on the northeasterly side of Reynolda Road at a point South 39° 20' East 65 feet from the intersection of Reynolda Road and Northwest Boulevard; thence from said point running North 49° 30' East 108.50 feet to a point; thence South 40° 30' East 22.5 feet to a point; thence South 49° 25' West 109.45 feet to the easterly side of Reynolda Road; thence along the easterly side of Reynolda Road North 39° 20' West 22.5 feet to the point of Beginning. Being known and designated as 853 Reynolda Road and designated as a part of the Eastern one-half of Lot 30 Summit Street Extension, and being a part of the same conveyed to Home Real Estate Loan and Insurance Company and J.F. Smithdeal by Deed dated April 16, 1926, recorded in Book 261, Page 29 by Erma L. Hening, et al.

For map of Summit Street Extension see Plat Book 1, Page 52, Office of the Register of Deeds of Forsyth County, NC.

Tax Parcel Number: 6825-78-1499.00 (Block 1126, Lot 012)

Property Address: 853 Reynolda Road, Winston-Salem, NC 27104