

**2016014963 00097**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$251.00**

PRESENTED &amp; RECORDED

04/26/2016 01:35:29 PM

**C. NORMAN HOLLEMAN**

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3282****PG: 3500 - 3502****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: 251.00

Parcel Identifier No.: 6825-50-5011.00 (Block 1038A, Lot 027)

Return after recording to: Box 36

Mail tax bills to Grantee: 921 Madison Ave, Winston Salem, NC 27103

This instrument was prepared by: Robert W. Porter

Brief description for the Index: 6825-50-5011.00 (Block 1038A, Lot 027)

THIS DEED made this 18 day of April, 2016, by and between,**GRANTOR****MEGAN ROE WILSON (unmarried)**

Mailing Address:

921 Madison Ave. Winston-Salem, NC  
27103**GRANTEE****HANNAH ZANE STAFFORD**

Mailing Address:

921 Madison Ave, Winston Salem, NC 27103

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 Winston Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference

Tax Parcel Identification: 6825-50-5011.00 (Block 1038A, Lot 027)

Property Address: 921 Madison Ave, Winston Salem, NC 27103

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does ☐, does not ☒ include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2674, Page 2419 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.

Megan Roe Wilson (SEAL)  
Megan Roe Wilson

State of Alabama, County of Jefferson

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: **Megan Roe Wilson**

Date: 4-18-16

Rene' Smith Ranelli  
Notary Public

Rene' Smith Ranelli  
printed or typed name of notary public

My Commission Expires:



## Exhibit A

Lying on the East side of Madison Avenue and Beginning at an iron stake located in the southwest corner of Lot 28 of the subdivision of Granville Nading Estate, Section 1, and being the northwest corner of the within described lot, and running thence South 87 degrees 24 minutes East with the south line of said Lot 28 a distance of 185.02 feet to an iron stake, the southeast corner of Lot 28, same also being the northwest corner of Lot 2; thence with the west line of Lot 2, South 01 degrees 45 minutes West 56 feet to an iron stake, the northeast corner of Lot 26; thence with the north line of Lot 26, North 87 degrees 24 minutes West 185.02 feet to an iron stake, the northwest corner of Lot 26 on the east side of Madison Avenue; thence with the east side of Madison Avenue North 01 degree 45 minutes East 55 feet to an iron stake, the place of Beginning, and being known and designated as Lot No. 27 as shown on the subdivision of Granville Nading Estate, Section 1, as surveyed and platted in February, 1939, by G.F. Hinshaw, C.E., said plat being recorded in Plat Book 11, Page 36, Forsyth County Registry, reference to which is hereby made for a more particular description.

Tax Parcel Identification: 6825-50-5011.00 (Block 1038A, Lot 027)  
Property Address: 921 Madison Ave, Winston Salem, NC 27103