

2016015383 00149FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$330.00**

PRESENTED & RECORDED

04/28/2016 02:36:46 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3283**PG: 1301 - 1303****GENERAL WARRANTY DEED**Excise Tax: 330.00Tax Parcel ID No. 6825-51-5417.00 Verified by _____ County
on the ____ day of _____, 20____ By: _____Mail/Box to: Grantee, 716 LOCKLAND AVENUE, WINSTON SALEM, NC 27103This instrument was prepared by: Graydon H. Ellis, III, The Ellis Firm, PLLC

Brief description for the Index: _____

THIS DEED, made this the 27th day of _____ APRIL _____, 2016, by and between**GRANTOR:** J. WILLIAM BROADWAYwhose mailing address is 495 MARSHALL VIEW COURT, WINSTON SALEM, NC 27101 and

whose mailing address is _____

(herein referred to collectively as **Grantor**) and**GRANTEE:** JOSHUA S. DOWNSwhose mailing address is 716 LOCKLAND AVENUE, WINSTON SALEM, NC 27103 and

whose mailing address is _____

(herein referred to collectively as **Grantee**) and*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]***WITNESSETH:**

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of _____, County of _____ FORSYTH _____, State of North Carolina, more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3131, Page 436, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.Submitted electronically by "The Ellis Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property herein conveyed ☒ includes or ☐ does not include the primary residence of a Grantor.
TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations: *Ad valorem* taxes hereafter becoming due and payable; and restrictive covenants, easements and rights-of-way of record, if any.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

_____ (Entity Name)	
By: _____ Print/Type Name & Title: _____	<u>J. William Broadway</u> (SEAL) Print/Type Name: J. WILLIAM BROADWAY
By: _____ Print/Type Name & Title: _____	_____ Print/Type Name: _____ (SEAL)
By: _____ Print/Type Name & Title: _____	_____ Print/Type Name: _____ (SEAL)
By: _____ Print/Type Name & Title: _____	_____ Print/Type Name: _____ (SEAL)

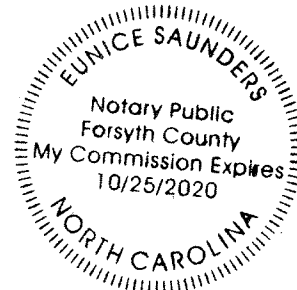
State of North Carolina
County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
J. WILLIAM BROADWAY

Date: 4-27-2016 Eunice Saunders
EUNICE SAUNDERS Notary Public
Notary's Printed or Typed Name

My Commission Expires:
10-25-2020

(Official/Notarial Seal)



State of _____
County of _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____ [insert name(s) of principal(s)].

Date: _____

Notary's Printed or Typed Name

My Commission Expires:

(Official/Notarial Seal)

EXHIBIT "A"

BEGINNING at an iron stake on the West side of Lockland Avenue said point of beginning being 115.55 feet north of the Northwest Intersection of Gaston Street and Lockland Avenue; running thence North along the West line of Lockland Avenue 60 feet to an iron stake the southeast corner of Lot No. 47; thence west along the South line of Lots 47 and 48 120 feet to an iron stake, the southeast corner of Lot no. 49; thence south along a part of the east line of Lot No. 73 60 feet to an iron stake; thence east along a parallel line to Gaston Street 120 feet to an iron stake, the place of BEGINNING. Being the northern part of Lots 74 and 75 as shown on the plat of ARDMORE, SECTION 4, plat of said property being recorded in Plat Book 2, Page 96 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made. And being the same property conveyed by T.C. Abernathy Substituted Trustee to Home Owner's Loan Corporation by that certain deed of record in Book 428, Page 198, Forsyth County Registry.