

2016016189 00098FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$792.00**

PRESENTED & RECORDED

05/03/2016 12:35:21 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: LORI HOLLOWAY

DPT

BK: RE 3284**PG: 1127 - 1129****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$792.00****Parcel Identification Number: 6835-05-9630.00****This instrument was prepared by: Jullian P. Robb****Return to: Grantees @ 111 N. Poplar Street, Winston-Salem, NC 27101****Mail tax bill: 111 N. Poplar Street, Winston-Salem, NC 27101****Brief description for the Index: Lot 458 Block 73 Tax Map 630854.**THIS DEED made this 30 day of May, 2016 by and between**GRANTOR****GRANTEE****LEE PINKNEY POWELL, JR.****and wife****ASHLEY ANDERSON POWELL****3328 YORK ROAD****WINSTON-SALEM, NC 27106****DANIEL JOHN UMLAUF****and wife****ABBY ROSE UMLAUF****111 N. POPLAR STREET****WINSTON-SALEM, NC 27101**

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 County of Forsyth, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor in Deed Book 3251, Page 3970.

THIS PROPERTY IS ✓ OR IS NOT _____ THE GRANTORS PRIMARY RESIDENCE.

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: easements and restrictions of record, if any and 2016 property taxes to be prorated.

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

Lee Pinkney Powell, Jr. (SEAL)
Lee Pinkney Powell, Jr.

Ashley Anderson Powell (SEAL)
Ashley Anderson Powell

STATE OF NORTH CAROLINA- COUNTY OF FORSYTH

I, Tanya N. Hill, a Notary Public for Guilford County, North Carolina do hereby certify that Lee Pinkney Powell, Jr. and wife Ashley Anderson Powell, appeared before me this day and I have seen satisfactory evidence of the principal's identity by a current state or federal identification with the principal's photograph in the form of a drivers license; and they acknowledged to me that they voluntarily signed the foregoing document for the purpose stated herein.

This the 3rd day of May, 2016.

Tanya N. Hill
Notary Public
Tanya N. Hill
Printed Notary Name

My Commission Expires: 1/18/21

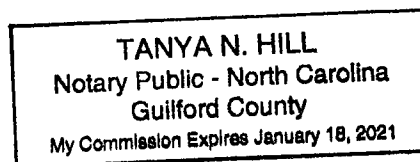


EXHIBIT "A"

Lying in Winston-Salem, Forsyth County and measuring 74 1/3' on Poplar (formerly Pond) Street and of that width extending Eastwardly 148', being bounded on the West by Poplar (formerly Pond) Street, on the North by lot 459, on the East by an alley, and on the South by lot 457, the above described lot being known and designated on the Plat of Winston as lot #458;

And being further described as lot 458 of block 73 on tax map 630854 and also known as 111 North Poplar Street.