



2016019496 00114

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

05-24-2016 12:23:49 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: S. GRIFFITH

DPTY

BK: RE 3287

PG: 3948-3950

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: NTC

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: GRANTEE

This instrument was prepared by: DAVID CAFFEY BOX 57

THIS DEED made this 1ST day of MAY, 2016 by and between

GRANTOR

ROBERT W. FISHER AND WIFE, TONYA S. FISHER

GRANTEE

RTJ FISHER 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 and more particularly described as follows:

SEE ATTACHED DESCRIPTION EXHIBIT "A"

A map showing the above described property is recorded in Plat Book 1, Page 108, and referenced within this instrument.

The above described property does X does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if a Company, has caused this instrument to be signed in its Company name by its duly authorized officer(s), the day and year first above written.

RTJ Fisher Properties
(ENTITY NAME)

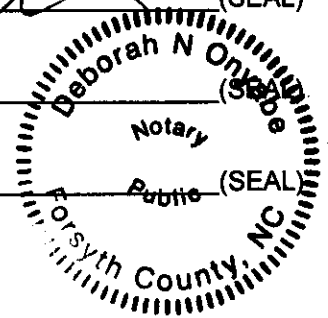
By: Robert Fisher - mgr.

Title: MEMBER/MANAGER

By: Tanya Fisher
Title: manager

Robert W. Fisher (SEAL)
ROBERT W. FISHER

Tanya S. Fisher (SEAL)
TANYA S. FISHER



NORTH CAROLINA FORSYTH COUNTY

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: ROBERT W. FISHER & WIFE, TANYA S. FISHER. Witness my hand and official stamp or seal, this the 19th day of MAY, 2016.

My Commission Expires: 02/16/2021

Notary Public [Signature] (SEAL)

Print Notary Name: Deborah N. Onyiah

NORTH CAROLINA FORSYTH COUNTY

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: Deborah N. Onyiah Witness my hand and official stamp or seal, this the 19th day of May, 2016.

My Commission Expires: 02/16/2021

Notary Public

Print Notary Name: Deborah N. Onyiah

EXHIBIT A

TRACT ONE

BEING KNOWN AND DESIGNATED AS LOT NO. 13, BLOCK A ON THE MAP OF GREENWAY PLACE IN PLAT BOOK 4, PAGE 73 OF FORSYTH COUNTY, NC.

TRACT TWO

BEING KNOWN AS LOT 10 OF NOAH S. MYERS PROPERTY, AS SHOWN IN PLAT BOOK 11, PAGE 236 IN THE OFFICE OF THE FORSYTH COUNTY REGISTER OF DEEDS, BEING 50 FT. X 150 FT. ON SIDNEY ST.

TRACT THREE

Beginning at an iron stake in the west side of Patterson Avenue, said stake being 40 feet south of the Prolongation of the south side of 16th Street across said Patterson Avenue; thence North 87° 30' West 211 feet to an iron stake; thence South 2° 30' West 50 feet to an iron stake in the line of the City School Property; thence with the line of City School Property South 87° 30' East 211 feet to an iron stake in the west side of Patterson Avenue; thence with the west side of Patterson Avenue North 2° 30' East 50 feet to the place of beginning. For further reference see deeds in Book 874, at page 587, and Book 1979, page 3074, of the Forsyth County Registry.

Known as Tax Block 200, Lot 104; 1514 Patterson Avenue, Winston-Salem, NC