



**2016022524 00077**

FORSYTH CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED

06-14-2016 11:26:14 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: LORI HOLLOWAY

DPTY

**BK: RE 3291**

**PG: 1916-1918**

RETURN TO: Box 68

This instrument prepared by: Renita Thompkins Linville

NORTH CAROLINA

**GENERAL WARRANTY DEED**

FORSYTH COUNTY

THIS DEED made this 3rd day of June 2016, by and between Patricia L. Hilliard and husband, Alfonzo (nmn) Hilliard of 9612 Orange Jasmine Way, Tampa, Florida 33647 hereinafter referred to as "Grantors"; and James Monroe Lewis, Jr. of 1429 Gholson Street, Winston-Salem, NC 27107, hereinafter referred to as "Grantee";

**WITNESSETH**

That the Grantors, 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 Forsyth County, North Carolina and more particularly described as follows:

**See attached Exhibit A for the legal description which is hereby incorporated by reference.**

Title Search neither requested nor performed and No Closing  
Lien status on the property unknown to the Drafter.

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 Grantors covenants with the Grantee, that Grantors 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 Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinafter described is subject to the following exceptions:

Save and except easements, restrictions and right-of-way of record, if any.

IN WITNESS WHEREOF, the Grantors has hereunto set their hand and seal the day and year above first written.

Patricia L. Hilliard (SEAL)  
Patricia L. Hilliard

Alfonzo (nmn) Hilliard (SEAL)  
Alfonzo (nmn) Hilliard

Pasco County, Florida

I certify that the person(s) personally appeared before me this day, each acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Patricia L. Hilliard and Alfonzo (nmn) Hilliard.

Date:

6-3-16

Kelly Bailey  
Notary Public  
My Commission Expires: 7-8-17

(Official Seal)

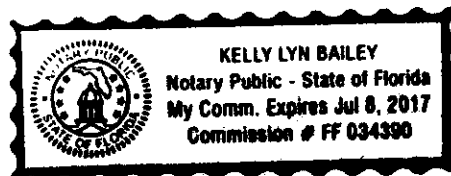


Exhibit "A"

BEGINNING at an iron stake the northwest intersection of Gholson Street (formerly Patterson Street) and Bruce Street; running thence westwardly with the north line of Gholson Street 50 feet to an iron stake, the southeast corner of Lot 405; thence northwardly with the east line of Lot 405, 110 feet to an iron stake the southwest corner of Lot 427; thence eastwardly with the south line of Lots 427 and 428, 50 feet to an iron stake in the west line of Bruce Street; thence southwardly with the west side of Bruce Street, 110 feet to an iron stake, the place of beginning.

Being known and designated as Lots 403 and 404 on the map of Columbia Heights Extension, recorded in Plat Book 2, Page 75, Office of Register of Deeds, Forsyth County, North Carolina.

Also known as Lots 403 and 404, Forsyth County Tax Maps.

Property Address: 1429 Gholson Street  
Winston-Salem, NC 27107  
PIN 6835-71-8120.00