



2016024433 00206

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$46.00

PRESENTED & RECORDED
 06-24-2016 02:38:00 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: LORI HOLLOWAY
 DPTY

BK: RE 3293
PG: 3151-3152

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 46.00

Parcel Identifier No.: 6837-79-8829.00 (Block 2070A, Lot 045B)
 Return after recording to: Kangur & Porter, LLP (Box 76)
 Mail tax bills to Grantee: 1248 Shouse Boulevard, Winston-Salem, NC 27105
 This instrument was prepared by: T. Thomas Kangur, Jr.
 Brief description for the Index: Lot 45, J.M. Shouse & R.M. Shouse plat

THIS DEED made this 22nd day of June, 2016, by and between,

| GRANTOR | GRANTEE |
|--|--|
| THOMAS M. KING and wife, SUSAN L. KING Mailing Address: | ANTHONY PAUL PULS and wife, HEATHER MELENEH PULS Mailing Address: 1248 Shouse Boulevard, Winston-Salem, NC 27105 |

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

BEGINNING at a stake on Shouse Blvd. on the Plat of J. M. Shouse and R. M. Shouse, the northwest corner of Lot No. 44 on said plat and running thence southwardly along the west line of Lot No. 44 172.6 feet to a stake in the north line of Lot No. 42; thence westwardly along the north line of Lot No. 42 50 ft. to a stake, the southeast corner of Lot No. 46; thence northwardly along the east line of Lot 46 172.6 ft. to a stake on the south side of Shouse Blvd.; thence eastwardly along the south side of Shouse Blvd. 50 ft. to the point of beginning and being all of Lot No. 45 on the plat of J. M. Shouse and R. M. Shouse, said plat duly recorded in Book of Plats No. 2, page 13-A, Office of the Register of Deeds for Forsyth County, N. C.

Property Address: 1248 Shouse Boulevard, Winston-Salem, NC 27105

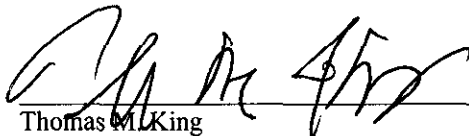
As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [X], does not [] include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2135, Pages 2349-2358, Forsyth County Registry. A map showing the above described property is recorded in Plat Book 2, Page 13-A.

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.

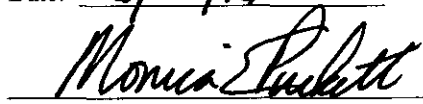
 (SEAL)
Thomas M. King

 (SEAL)
Susan L. King

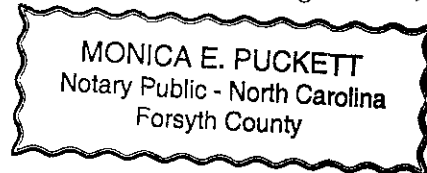
State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Thomas M. King and wife, Susan L. King.**

Date: 6/24/16


Notary Public

Monica E. Puckett
printed or typed name of notary public



My Commission Expires: 7/28/16