

**2016028095 00057**FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$400.00

PRESENTED & RECORDED:

07-20-2016 10:32:02 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: SANDRA YOUNG
DPT**BK: RE 3297****PG: 3723-3725**

Excise Tax \$400.00

Recording Time, Book and Page

Box 79

Mail after recording to: GRANTEE: 6655 University Parkway, Rural Hall NC 27045

GRANTEE (s) assumes responsibility for listing taxes, and updating of correct mailing address to the Forsyth County Tax Collector.

This instrument was prepared by:

M. Neil Finger

FINGER, ROEMER, BROWN & MARIANI, L.L.P.

Post Office Drawer 8, Jonesville, North Carolina, 28642

NOT THE PRIMARY RESIDENCE OF THE GRANTOR

Document preparation only - No title certification or closing performed by this office.

Brief description for the Index:

Parcel ID #: 6829-18-5583.00

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED, made this the 18th day of July, 2016 by and between**GRANTOR****GRANTEE****Electronic Service Center of Wilkes, Inc.**
A North Carolina Corporation
772 W. Hwy 268
Elkin, NC 28621**Nicholas David Hall**
Anna C. Hall
6655 University Parkway
Rural Hall, NC 27045

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 of their right, title and interest in that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit A incorporated herein by reference.

Grantor(s) acquired the property described hereinabove by instrument recorded in Deed Book 1744, Page 637 Forsyth County Registry.

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:

**Rights of way and easements for roads and public utilities as presently exist on the premises.
2016 Forsyth County Ad Valorem Taxes**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Electronic Service Center of Wilkes, Inc.

BY: Brady Wooten (Seal)
BRADY WOOTEN - PRESIDENT

STATE OF NORTH CAROLINA, COUNTY OF YADKIN :

I, the undersigned Notary Public of Surry County and State aforesaid, certify that BRADY WOOTEN personally came before me this day and acknowledged that he is the PRESIDENT of ELECTRONIC SERVICE CENTER OF WILKES, INC., a North Carolina corporation, and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and notarial stamp or seal this 18th day of July, 2016.

Kimberly C. Settle
(SIGNATURE - NOTARY PUBLIC)

Kimberly C. Settle
(TYPED/PRINTED NAME - NOTARY PUBLIC)
MY COMMISSION EXPIRES: 2/17/2018

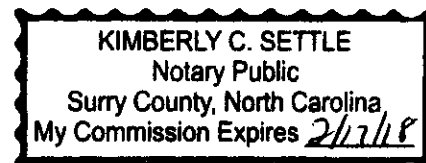


Exhibit A

BEGINNING at a new iron pipe located on the East margin of University Parkway (Old U.S. 52), said new pipe being the Southwest corner of Lot #25 and the Northwest corner of Lot #24; running thence South 88 degrees 01 min. 43 sec. East 315.89 feet to a new iron in the line of T.W. Blaylock, Jr., (Deed Book 527, Page 274); thence South 02 degrees 25 min. 00 sec. West 72.84 feet to a new iron pipe, said iron pipe being a new corner for Gross; thence North 88 degrees 01 min. 43 sec. West 297.46 feet to a new iron pipe on the East margin of University Parkway (Old U.S. 52); thence with the margin of said road North 11 degrees 48 min. 24 sec. West 75.00 feet to the point of beginning, containing 0.512 acres, 22,339 square feet, as surveyed by R. Craig Sizemore, R.L.S. , April 1, 1992.

For back title reference see Deed Book 1381, Page 290, Plat Book 10, Page 166, Tax Block 4943.

BW