

**2016031845 00183**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$212.00**

PRESENTED &amp; RECORDED

08/12/2016 03:29:03 PM

**C. NORMAN HOLLEMAN**

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3302****PG: 978 - 980****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$212.00****Parcel Identification Number: 6825-61-1225.00**

This instrument was prepared by: Julian P. Robb, a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

**Return to: Grantee @ 1809 Gaston Street, Winston-Salem, North Carolina 27103****Brief description for the Index: P/O Lots 86 & 87 Ardmore, Section 4**THIS DEED made this 12 day of August, 2016 by and between**GRANTOR****BROOKE INGRAM, Single  
1012 Hawthorne Road  
Winston-Salem, NC 27103****GRANTEE****MELISSA DAWN SNYDER, Single  
1809 Gaston Street  
Winston-Salem, NC 27103**

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 3008, Page 871.

THIS IS \_\_\_\_\_ OR ISN'T ☒ 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.

*Brooke Ingram* (SEAL)  
BROOKE INGRAM

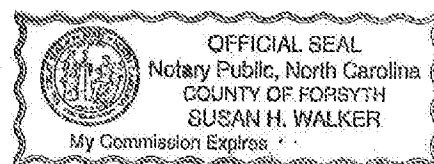
STATE OF NORTH CAROLINA – COUNTY OF FORSYTH

I, *Susan H Walker*, a Notary Public for *Forsyth* County, State of North Carolina do hereby certify that Brooke Ingram 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 he acknowledged to me that he voluntarily signed the foregoing document for the purpose stated herein.

This the *12<sup>th</sup>* day of *August*, 2016.

*Susan H Walker*  
Notary Public  
*Susan H Walker*  
Printed Name of Notary Public

My Commission Expires: *7-23-2020*



**EXHIBIT A**

BEGINNING at an iron stake in the North line of Gaston Street, said stake being 55 feet Westwardly from the Northwest intersection of said street and Gales Avenue; running thence North on a line parallel with Gales Avenue 155 feet more or less to a stake in the South line of Lot No. 85; thence West with the line of Lot No. 85 a distance of 55 feet; thence South on a line parallel with Gales Avenue 150 feet more or less to the said Gaston Street; thence Eastwardly with Gaston Street 55 feet or more less to the BEGINNING; being part of Lots Nos. 86 and 87, on the Map of ARDMORE, SECTION 4, as recorded in Plat Book 2, Page 96 in the Office of the Register of Deeds of Forsyth County, North Carolina; and being in all respects the same property as that described in deed to Philip D. Thompson, et ux recorded in Book 837, Page 10, Forsyth County Registry.