



2016035738 00177

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$20.00

PRESENTED & RECORDED:  
09-08-2016 04:21:28 PM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: SANDRA YOUNG  
DPTY

BK: RE 3306  
PG: 3698-3699

Original To: *Adrian L. Taylor*

<p><b>After Recording Return to:</b></p> <p>Brooks L. Boulware</p> <p>6569 Holder Rd. Clemmons N.C. 27012-9286</p>	<p>————Above This Line Reserved For Official Use Only————</p>
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Excise Tax:-----

Parcel ID:-----

**NORTH CAROLINA GENERAL WARRANTY DEED**

Mail after recording to Brooks L. Boulware 6569 Holder Rd. Clemmons NC 27012-9286

This instrument prepared by: Brooks L. Boulware / Revorda B. Howell

Brief description for the index: Lot # 31, Map of Clinard Heights

THIS DEED made this the 6 day of September, in the year 2016, by and between

Grantor	Grantee
Brooks L. Boulware 6569 Holder Rd. Clemmons N.C. 27012-9286	Adrian L. Taylor 3330 Freemont Winston-Salem, N.C. 27107

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, that

certain lot or parcel of land situated in Winston-Salem Township, Forsyth County, North Carolina, and more particularly described as follows:

Mail future tax bills to: Adrian Lamont Taylor

Property Address: 3330 Freemont Winston-Salem, N.C. 27107

Property Description:

Lot # 31 as shown on the map of Clinard Heights which is recorded in the office of the register of deeds of Forsyth County North Carolina in flat book 5 page 54 reference to which is hereby made for more particular description.

Grantor acquired the property hereinabove described by instrument recorded in Deed Book 5 at page 54. A map showing the above-described property is recorded in Map Book 5 at page 54.

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

ANY AND ALL OF PUBLIC RECORD

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 by authority of its Board of Directors, the day and year first above written.

Brooks L. Boulware (Seal)

\_\_\_\_\_ (Seal)

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

Olivia Doyle Not. Register of Deeds  
I, a ~~Notary Public~~, of said State and County aforesaid, do hereby certify that

Brooks L. Boulware grantor(s), personally appeared before me this day, and (i) I have personal knowledge of the identity of the grantor(s) or (ii) I have seen satisfactory evidence of the grantor(s) identity, by current state or federal identification with the grantor(s) photograph in the form of a NCID or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal or stamp, this 8 day of September, in the year 2016

**C. Norman Holleman, Register Of Deeds**

Olivia Doyle Not. Register of Deeds  
Notary Public Official Signature

NCID

Olivia Doyle  
Notary-Printed or Typed Name

(seal or stamp)  
My commission expires: N/A

