

2016038158 00208

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

\$30.00
PRESENTED & RECORDED

09/26/2016 02:45:34 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3309

PG: 2494 - 2496

GENERAL WARRANTY DEED

Excise Tax: \$30.00

Tax Parcel ID No. 6834-96-8572.00 Verified by _____ County

on the ____ day of _____, 20__ By: _____

Mail/Box to: Grantee

This instrument was prepared by: **Thomas G. Jacobs, Attorney**

Brief description for the Index: 1871 Camden Forest Drive, Winston-Salem, NC 27127

THIS DEED, made this the 26th day of September, 20__, by and between

GRANTOR: Horace A. Bonner, Jr. and wife, Deltra J. Bonner
whose mailing address is 4960 Cherry St., Winston-Salem, NC 27105
(herein referred to collectively as **Grantor**) and

GRANTEE: Linwood F. Oliver and Kameron J. Oliver
whose mailing address is 900 W. 20th St., Winston-Salem, NC 27105
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 2206, Page 509, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.

All or a portion of the property herein conveyed _____ includes or x does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple,

submitted electronically by "Law Office of Thomas G. Jacobs"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ Horace A. Bonner, Jr. (SEAL)
Print/Type Name & Title: _____

By: _____ Deltra J. Bonner (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

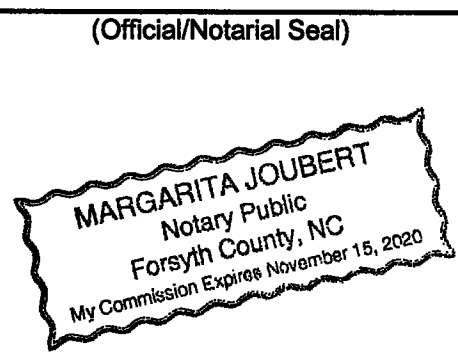
By: _____ (SEAL)
Print/Type Name & Title: _____

State of NC
County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Horace A. Bonner, Jr. and Deltra J. Bonner
_____ [insert name(s) of principal(s)].

Date: 9/26/16 _____
Margarita Joubert Notary Public
Notary's Printed or Typed Name

My Commission Expires:
11-15-2020



State of _____
County of _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
_____ [insert name(s) of principal(s)].

Date: _____
_____ Notary Public
Notary's Printed or Typed Name

My Commission Expires:

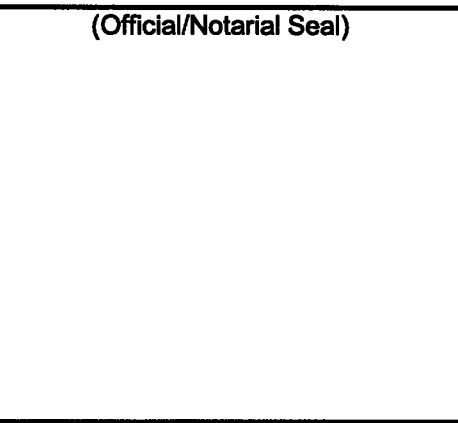


EXHIBIT A

BEGINNING at a point in the west line of Bertha Avenue, said point being South 03 degrees 27 minutes West 163 feet South of the southwest intersection of said Bertha Avenue with Junia Avenue, being the southeast corner of a lot or tract described in the deed from Waldo Bryce Lambeth and wife, Willis J. Motsinger and wife recorded in deed book 952 page 441 in the office of the Register of Deeds of Forsyth County, North Carolina; running thence with the south line of said lot or tract, North 82 degrees 09 West 171.36 feet to an iron stake, the southwest corner of the said lot or tract; thence on the west lines of the same, North 05 degrees 56 minutes 40 seconds East 34.86 feet to an iron stake, the southwest corner of the Samuel J. Jones' lot (Lot 109 Block 1534); thence with Jones' south line, South 82 degrees 21 minutes East 50.09 feet to a point, Jones' southeast corner; thence North 07 degrees 34 minutes 35 seconds East 7.64 feet to an iron; thence South 82 degrees 12 minutes 35 seconds East 37.51 feet to an iron stake; thence North 62 degrees 12 minutes 25 seconds East 12.08 feet to an iron stake; thence South 82 degrees 14 minutes East 71.22 feet to an iron stake in the west right-of-way line of Bertha Avenue; thence with said line, South 03 degrees 21 minutes 15 seconds West 49.99 feet to the point and place of Beginning. Being all that parcel of land described in book 1112 page 458, Forsyth County Registry and also known as Lot 402B, Block 1534, Forsyth County Tax Maps.