

2016038796 00107

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

\$490.00

PRESENTED & RECORDED

09/29/2016 12:34:23 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3310

PG: 1293 - 1295

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$490.00

Parcel Identification Number: 6825-40-1551.00

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 @ 2196 Gaston Street, Winston-Salem, NC 27103

Mail Tax Bill to: 2196 Gaston Street, Winston-Salem, NC 27103

Brief description for the Index: Lot 103, Block 1673

THIS DEED made this 24th day of September, 2016 by and between

GRANTOR

**WENDY RENEE' RASH,
a single woman**

**1132 Sequoia Drive
Lewisville, NC 27023**

GRANTEE

**ASHLEY B. CROWDER and husband,
THOMAS R. CROWDER**

**2196 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.

For back title reference, see the deed recorded in Book 3248, Page 1998, Forsyth County Registry.

THIS IS ✓ OR IS NOT THE GRANTOR'S 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.

Wendy Renee Rash (SEAL)
WENDY RENEE' RASH

State of North Carolina - Forsyth County

I, Julian P. Robb, a Notary Public for Forsyth County, State of North Carolina do hereby certify that **Wendy Renee' Rash** appeared 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 driver's license; and she acknowledged to me that she voluntarily signed the foregoing document for the purpose stated herein.

This the 29th day of September, 2016.

Julian P. Robb
Notary Public
Julian P. Robb
My Commission Expires: 07/21/2020

JULIAN P. ROBB
Notary Public - North Carolina
Forsyth County
My Commission Expires 7-21-2020

EXHIBIT "A"
PROPERTY DESCRIPTION

BEGINNING AT AN IRON STAKE, SAID IRON STAKE BEING AT THE SOUTHEASTERN RIGHT OF WAY AT THE INTERSECTION OF IRVING AND GASTON STREETS; RUNNING THENCE SOUTH 87° 19' EAST 60 FEET ALONG THE SOUTHERN RIGHT OF WAY OF GASTON STREET TO AN IRON STAKE; THENCE SOUTH 02° 40' 20" WEST 180.12 FEET TO AN IRON STAKE; THENCE NORTH 87° 28' 35" WEST 60 FEET TO AN IRON STAKE LOCATED ON THE EASTERN RIGHT OF WAY OF IRVING STREET; THENCE NORTH 02° 40' EAST 180.29 FEET ALONG THE EASTERN RIGHT OF WAY OF IRVING STREET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.25 ACRES, MORE OR LESS, BEING LOT 103, BLOCK 1673 ON THE FORSYTH COUNTY TAX MAP AND BEING THE SAME PROPERTY AS SHOWN ON A MAP ENTITLED PROPERTY OF STEPHEN C. BOOTH AND WIFE, BARBARA B. BOOTH, DATED JUNE 11, 1990, PREPARED BY RICHARD PARKS BENNETT, SAID MAP BEING INCORPORATED HEREIN BY REFERENCE, AND BEING THE SAME PROPERTY AS SHOWN ON A MAP ENTITLED PROPERTY OF JERRY WAYNE NOBLE AND WIFE, JILLY HINKLEY-NOBLE PREPARED BY RICHARD PARKS BENNETT, DATED 4/23/92.