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

PRESENTED & RECORDED

11/02/2016 01:20:30 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS

ASST

BK: RE 3316**PG: 1529 - 1530****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$26.00

Parcel Identifier Number: 6846-70-5724 Tax ID or Block & Lot: 2201 032 & 033Mail/Box to: Grantee at 6867 August Drive, Clemmons, NC 27012This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104Brief description for the Index: Lot 32 and 33, Sam Fulp Property

THIS DEED made this November 2, 2016 by and between

GRANTOR

Glennell Watson Jr
 and spouse,
 Tamia W Watson

Grantor Address:

499 Spring Lake Farm Circle
 Winston Salem, NC 27101

GRANTEE

Ourrustynails, LLC

Buyer Address:

6867 August Drive
 Clemmons, NC 27012

Property Address:

3644 Denver St
 Winston Salem, NC 27101

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 or near the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Nos. 32 and 33 as shown on the Map of SAM FULP PROPERTY as recorded in Plat Book 6 Page 95 in the Office of the Register of Deeds of Forsyth County, North Carolina. See also Deed recorded in Deed Book 952 page 89, Forsyth County Registry. Also being known and designated as Block 2201 Lots 032 and 033, Forsyth County Tax Maps.

The property hereinabove described was acquired by Grantor by instrument recorded in 2394, Page 1394.

A map showing the above described property is recorded in Plat Book 5, Page 95.

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: 2016 ad valorem taxes.

____ / ____ THIS PROPERTY ☐ DOES ☒ DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

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.

Glennell Watson Jr (SEAL)
Glennell Watson Jr

Tamia W Watson (SEAL)
Tamia W Watson

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Glennell Watson Jr and spouse, Tamia W Watson personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 2 day of November, 2016.

Brian H. Elam
Brian H. Elam, Notary Public
My Commission Expires: 10/3/17

