



2016047497 00140

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$150.00

PRESENTED & RECORDED:
 11-29-2016 03:52:42 PM

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

BK: RE 3320
PG: 3531-3532

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$150.00

Parcel Identifier No.: 6844-65-9363.000

Mail/ Box to: Box 137

This instrument was prepared by: Attorney Eric S. Ellison

Brief description for the Index: Metes and Bounds Description

THIS DEED made 29th day of November 2016 by and between

GRANTOR

GRANTEE

William Dean Bridges and wife Faith
 W. Bridges
 (Estate File: 15E2102, Forsyth County)

Mailing Address:
 224 Earnhardt Street
 Spencer, NC 28159

Jimmie Spikes

Mailing Address:
 5376 Kingswell Drive
 Winston-Salem, NC 27107

Property Address:
 1930 Burgoyne Court
 Winston-Salem, NC 27107

**SUBJECT PROPERTY IS NOT
 THE GRANTOR'S PRIMARY
 RESIDENCE**

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 Township of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake in the south line of Burgoyne Court, said stake being 345.4 feet eastwardly from the southeast corner of said court and Leight Street, running thence along the

south line of said court South 88 deg. 51 min. East 110 feet to a stake, thence South 1 deg. 09 min. West 187 feet to a stake in the south line of Tract No. 2 of the J.J. Leight Property, thence along said south line, North 88 deg. 51 min. West 110 feet to a stake, thence North 1 deg. 09 min. East 187 feet to the BEGINNING, being Lot No. 11, on an unrecorded map of Sprague Street Vista, and being part of the East portion of Tract No. 2, of the J.J. Leight Property as recorded in Plat Book 10, page 116, in the office of the Register of Deeds of Forsyth County, North Carolina.

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

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

William Dean Bridges (SEAL)
William Dean Bridges

Faith W. Bridges (SEAL)
Faith W. Bridges

State of North Carolina)
)
County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that William Dean Bridges and wife Faith W. Bridges personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 21st day of November, 2016.

My Commission Expires: 1-7-2018

Notary Public:

Tammy H. Norton

