

**2017006978 00077**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$300.00**

PRESENTED & RECORDED  
02/23/2017 12:05:23 PM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: SANDRA YOUNG  
DPTY

**BK: RE 3333**  
**PG: 2910 - 2912**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$300.00

Parcel Identifier No.6824-48-2807.00\_Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_, 20\_\_.

By: \_\_\_\_\_

Mail/Box to: GRANTEE @ ADDRESS BELOW

This instrument was prepared by: THE ELLIS FIRM, PLLC Graydon H. Ellis, III

THIS DEED made this 22nd day of February, 2017, by and between

GRANTOR	GRANTEE
<p><b>CONSTANCE L. FOSTER, EXEUTOR TO THE ESTATE OF ALENE D. CADDELL</b> 6104 CHARLENE DRIVE, CLEMMONS, NC 27012</p>	<p><b>DARRIN R. POIRIER</b> 1201 IRVING STREET WINSTON-SALEM, NC 27103</p>

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 City of WINSTON-SALEM, FORSYTH County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A"**

The property hereinabove described was acquired by Grantor in ESTATE FILE NUMBER 16E704, FORSYTH COUNTY REGISRTY

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_ Page \_\_.

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.

Submitted electronically by "The Ellis Firm, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: (i) easements, rights-of-way, covenants and restrictions of record; (ii) such matters as would be disclosed by a current and accurate survey and inspection of the property; and (iii) the lien for property taxes for the current year not due and payable, prorated to the day of closing.

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

Constance L Foster, Executor (SEAL)  
CONSTANCE L. FOSTER, EXECUTOR

\_\_\_\_\_ (SEAL)

State of North Carolina  
County of FORSYTH

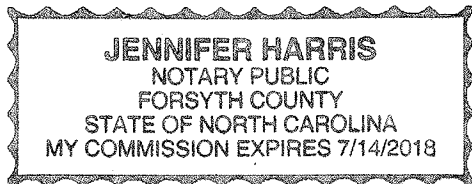
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: CONSTANCE L. FOSTER

Date: 2-22-17

Jennifer Harris, Notary Public  
Jennifer Harris  
Notary's Printed or Typed Name

(Official/Notarial Seal)

My commission expires: 7-14-18



**EXHIBIT "A"**

BEGINNING at an iron stake in the southeasternmost intersection of Irving Street and Sherwood Street(unimproved) proceeding thence with the southernmost right-of-way line of said Sherwood Street, South 87° 15' East 200 feet to an iron stake; thence South 11° 40' West 62.0 feet to an iron stake; thence North 88° 10' West 196.1 feet to an iron stake in the easternmost right-of-way line of Irving Street; thence with the easternmost right-of-way line of Irving Street, North 7° 38' East 65 feet to the point of Beginning. Also being shown on the Forsyth County Tax Map as Lot No. 91, Block 2291; and being in all respects the same property as described in deed from Carl M. Martin and Wife, Ruth E. Martin to Meredith H. Gilbert and wife, Catherine M. Gilbert, dated July 14, 1952, recorded in DB 654, p. 94, in the office of the Register of Deeds, Forsyth County, N. C. and further, the same property as described in deed from Meredith H. Gilbert and wife, Catherine M. Gilbert to David G. Azeltine and wife, Kathy P. Azeltine, dated May 20, 1974 and recorded in DB 1127, p. 976, Forsyth County Registry.

Subject to a deed of trust for the benefit of The Pfefferkorn Co., the obligation and security of which the grantees herein assume and agree to pay.