



2017009553 00062

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$84.00

PRESENTED & RECORDED:
03-14-2017 11:01:17 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3336
PG: 2170-2171

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$84.00

Parcel Identifier No. 6836-24-9486.00

Verified by _____ County on the _____ day of _____, 20_____

By: _____

Mail/Box to: Grantee at address below _____

This instrument was prepared by: Lynne R. Holton, Esq.- No Title Search Requested or Performed Box 66

Brief description for the Index: Greenway Place, Lot No. 27, Block A _____

THIS DEED made this 7th day of February, 2017, by and between

GRANTOR

GRANTEE

D. ELWOOD CLINARD., JR., Trustee
Of the D. Elwood Clinard, Jr. Living Trust

614 West End Boulevard
Winston-Salem, NC 27101

Blanca E. Arcos, unmarried

2337 Okalina Avenue
Winston-Salem, NC 27105

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

Beginning at an iron stake in the East line of Okalina Avenue, the Northwest corner of Lot No. 28; and running thence in a Easterly direction along the North line of Lot No. 28, 118.9 feet to an iron stake, the Northeast corner of Lot No. 28; thence in a Northerly direction along the West line of Lot No. 5, 55 feet to an iron stake in the Southeast corner of Lot No. 26; thence in a Westerly direction along the South line of Lot No. 26; thence in a Southerly direction along the East property line of Okalina Avenue 55 feet to an iron stake; the place of beginning. Being Lot No. 27, Block "A" as shown on the map entitled "Greenway Place" made by J.E. Elleree, C.E., and recorded in the Office of the Register of Deeds of Forsyth County, in Plat Book 4, Page 73.

Property is commonly known as 2337 Okalina Avenue, Winston-Salem, NC 27105

This property is not the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3282, page 1377.

A map showing the above described property is recorded in Plat Book 4, page 73.

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, rights-of-way and restrictions of record, if any.

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

(Entity Name)

D. Elwood Clinard, Jr. Trust (SEAL)
D. Elwood Clinard, Jr., Trustee of the D. Elwood Clinard, Jr.,
Living Trust

By: _____ (SEAL)

Title: Member/Manager

By: _____ (SEAL)

Title: _____

By: _____ (SEAL)

Title: _____

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 voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

D. Elwood Clinard, Jr.

Date: 2/7/2017

Lynne R. Holton
Notary Public

Lynne R Holton
Print Name

My commission expires: 2/5/2022

