



2017010092 00098

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X
\$3.00

PRESENTED & RECORDED:
03-17-2017 12:53:01 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: LORI HOLLOWAY
DPTY

BK: RE 3337
PG: 617-618

original to Johnell T. Hunter Do not write above this line

Excise Tax: \$3.00	Tax Block 1205, Lot 004	Parcel ID: 6836-85-7427.00
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Mail after recording to: Stafford R. Peebles, Jr.

This instrument was prepared by: Stafford R. Peebles, Jr.

Brief description for the index:

Lot 4, A. H. Algood Property

**NORTH CAROLINA GENERAL WARRANTY DEED
NO TITLE SEARCH REQUESTED OR PERFORMED**

THIS DEED made this the 14th day of December, 2016, by and between

GRANTOR	GRANTEE
<p>SARA N. CROWDER and RICHARD M. CROWDER, her husband and MARTIN A. NASH, single</p> <p>This is not Grantors' primary residence</p>	<p>JOHNELL T. HUNTER, SR. 177 East Highland Avenue Apt. D Winston Salem, NC 27101</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 Winston Township, Forsyth County, North Carolina and more particularly described as follows:

Fronting 50 feet on south side of E. 25th St. & being lot No. 4 on the plat of A.H. Algood Property, recorded in Plat Book 6, page 14 (Lot 4 Block 1205 County Tax Map).

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: Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.

I IN WITNESS WHEREOF, each individual Grantor has hereunto set his hand and adopted as his seal the word "SEAL" appearing beside or near his signature, this sealed instrument being executed and delivered on the date first above written.

Sara N Crowder (SEAL)
Sara N. Crowder

Martin A Nash (SEAL)
Martin A. Nash

Rich M Crowder (SEAL)
Richard M. Crowder

<p>SEAL STAMP Notary Public - North Carolina Forsyth County WANDA V. GILMER My Commission Expires September 29, 2019</p>	<p>NORTH CAROLINA - FORSYTH COUNTY</p> <p>I, <u>Wanda V. Gilmer</u>, a Notary Public of <u>Forsyth</u> County, North Carolina, certify that Sara N. Crowder, Richard M. Crowder and Martin A. Nash personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>28th</u> day of December, 2016.</p> <p>My Commission Expires: <u>9-29-19</u> <u>Wanda V. Gilmer</u> Notary Public</p>
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