

2017012294 00270

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$108.00

PRESENTED & RECORDED
03/31/2017 04:04:37 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3339
PG: 2946 - 2948

This instrument drafted by: Darren S. Cranfill Attorney at Law, PLLC

After recording, mail to: Grantee @ 1701 South Main Street
Winston-Salem, NC 27127

Sale of Grantors Primary Residence? no Property Address: 1701 South Main Street
Winston-Salem, NC 27127

Grantors Address: 1046 Englewood Drive
Winston-Salem, NC 27105

Tax Parcel Number: 6834-38-6716 - Revenue Stamps: \$108.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this the 29th day of March, 2017, by **Triad Real Estate Investments, LLC** ("Grantor") to **James Christian Rutherford** ("Grantee").

WITNESSETH:

That the said Grantor in consideration of ten dollars and other valuable consideration to them paid by the said Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the said Grantee, their heirs and assigns, a tract or parcel of land in the County of **Forsyth** and State of North Carolina, and bounded as follows:

SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED BY REFERENCE AS IF SET FORTH FULLY HEREIN.

This property was conveyed to the Grantor in Deed 2689, Page 001, Forsyth County Registry.

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.

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee and their heirs and assigns forever.

And the said Grantor does covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances; and that they will warrant and defend the said title to the same against the claims of all persons whatsoever.

SUBJECT, HOWEVER, to easements and restrictions of record and 2017 property taxes pro-rated to date of closing.

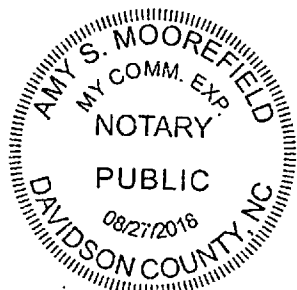
IN WITNESS WHEREOF, the said Grantor has hereunto set their hands the date first above written.

Kenneth R. Tucker (SEAL) _____ (SEAL)
Kenneth R. Tucker, Manager

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, Amy S. Moorefield, the undersigned, a Notary Public of the State of North Carolina, County of Davidson do hereby certify that on the 29th day of March, 2017, before me personally appeared **Kenneth R. Tucker, Manager of Triad Real Estate Investments LLC**, who proved to me by satisfactory evidence to be the person(s) who signed the forgoing document and acknowledged to me that they signed it voluntarily for its stated purpose.

Witness my hand and official seal, this 29th day of March, 2017.



Amy S. Moorefield
(Official signature of Notary)
Amy S. Moorefield
(Notary's printed or typed name)

My commission expires: 8-27-2018

Exhibit "A"

Lying and being on the east side of Main Street and BEGINNING at a point 81 feet south of its intersection with a 15-foot alley as the same appears on the map; and running thence Southwardly along the east margin of Main Street 58 feet to an iron stob at the northwest corner of the lot designated on the Tax Map of Winston Township as Lot No. 103 in Block 714 ½ ; running thence Eastwardly along the north line of Lot No. 103, 71 feet to a point in the west line of said 15-foot alley; running thence Northwestwardly along the west line of said 15-foot alley 70 feet, more or less, to a stob, same being the southeast corner of Lot No. 101 as shown on the Tax Map; running thence Westwardly along the south line of Lot No. 101, 50 feet to the point of BEGINNING, and being known and designated as a part of Lot No. 1 in Block 77 on the map of Winston-Salem Land and Investment Company, recorded in the Office of the Register of Deeds of Forsyth County in Deed Book 40, Page 395, and re-recorded in Plat Book 4, Page 147. This Lot is also shown on the Forsyth County Tax Map of Winston Township as Lot No. 102 in Block 714 ½.

Property address: 1701 S. Main Street, Winston-Salem, NC