



2017015779 00186

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$570.00

PRESENTED & RECORDED:
 04-25-2017 04:14:58 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3343
PG: 2504-2506

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 570.00

Parcel Identifier No.: 6803-47-4112.00 (Block 3988A, Lot 103)
 Return after recording to: Kangur & Porter, LLP (Box 76)
 Mail tax bills to Grantee: 1609 Briar Lake Circle, Winston-Salem, NC 27103
 This instrument was prepared by: T. Thomas Kangur, Jr.
 Brief description for the Index: Lot 10 and portion of Lot 11, Country West

THIS DEED made this 24th day of April, 2017, by and between,

GRANTOR	GRANTEE
<p>AARON GERALD DAWSON and wife, MELISSA HALL DAWSON (F/K/A Melissa Louise Hall) Mailing Address:</p>	<p>HORNG JAAN LIN and IKUKO AOKI LIN Mailing Address: 1609 Briar Lake Circle, 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 Winston Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Property Address: 1609 Briar Lake Circle, Winston-Salem, NC 27103

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [X], does not [] include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2555, Page 3544, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 26, Page 56.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

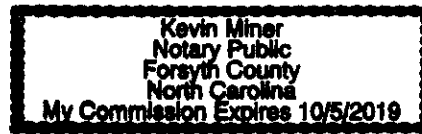
Aaron Gerald Dawson (SEAL)
Aaron Gerald Dawson

Melissa Hall Dawson (SEAL)
Melissa Hall Dawson

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 herein and in the capacity indicated: Aaron Gerald Dawson and wife, Melissa Hall Dawson.

Date: 4/24/17



Kevin Miner
Notary Public

My Commission Expires: 10/5/19

Kevin Miner
printed or typed name of notary public

Exhibit A

BEGINNING at an iron rebar found at the northeast corner of Autumn C. Roberts property, being Lot 15 of Country West on the subject plat, as described in Book 1570, page 59 of the Forsyth Co. Registry; and running thence, S 87 deg. 46' 14" E 315.29 ft. to an iron pipe in the west line of Sally M. Hutchens, described in Book 1826, page 346; thence along Hutchens' west line, S 27 deg. 20' 20" E 144.05 ft. to an iron pipe in the right of way line of Briar Lake Circle; running thence S 49 deg. 49' 05" W along Briar Lake Circle a chord distance of 47.94 ft. to an iron pipe; thence along the northern line of Tax Lot 11A, Block 3988A, the property of Michael W. Rivest and Kathleen P. Rivest as described in Book 2087, page 2497, N 81 deg. 11' 04" W 130.02 ft. to an iron pipe; thence N 63 deg. 53' 50" W 203.68 ft. to a point; thence N 28 deg. 18' 30" W 69.99 ft. along Autumn C. Roberts' eastern line to the BEGINNING; and being 39,748.9 sq. ft. according to a survey of Ronald Lee Oxendine, PLS dated April 7, 2005; Also being all of Lot 10 and a portion of Lot 11 of Country West in Plat Book 26, page 56 of the Forsyth County Register of Deeds.

Tax Parcel Number: 6803-47-4112.00 (Block 3988A, Lot 103)

Property Address: 1609 Briar Lake Circle, Winston-Salem, NC 27103

JK