

2017017850 00109FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$36.00**

PRESENTED & RECORDED

05/09/2017 01:50:19 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 3346**PG: 36 - 39****NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$36.00****Parcel Identifier No. 6844-14-4389.000****Mail after recording to: Clint Calaway Box-#24****This instrument was prepared by: CLINT CALAWAY, 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103****THIS DEED made this 8th day of May, 2017 by and between****GRANTOR****WELFORD L. COUTTS, JR. BY AND THROUGH HIS ATTORNEY-IN-FACT, PATRICIA S. COUTTS
and wife, PATRICIA S. COUTTS
7727 WHITEHORSE DRIVE, CLEMMONS, NC 27012****GRANTEE****GRAYMICH HOLDINGS, LLC
2540 CAUDLE STREET, GERMANTON, NC 27019
SUBJECT PROPERTY: 2619 PEACHTREE STREET, WINSTON-SALEM, NC 27107**

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 and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1462, Page 19, Forsyth County Registry.

The above described property ☐ does ☐ xx does not include the primary residence of the Grantor.

Submitted electronically by "Law Office of Clint Calaway" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

Welford L. Coutts, Jr. by Patricia S. Coutts (POA) (SEAL)

WELFORD L. COUTTS, JR. BY AND THROUGH HIS ATTORNEY-IN-FACT, PATRICIA S. COUTTS

Patricia S. Coutts (SEAL)
PATRICIA S. COUTTS

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, Mary Ellen Barger, a Notary Public for said County and State, do hereby certify that Patricia S. Coutts, Attorney-in-fact for Welford L. Coutts, Jr. personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of Welford L. Coutts, Jr. and that the authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds, County of Forsyth, State of North Carolina, on the 8th day of September, 2016 in Deed Book 3306, page 3605, and this instrument was executed under and by virtue of the authority given by said instrument granting her Power of Attorney; that the said Patricia S. Coutts acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of the said Welford L. Coutts, Jr..

Witness my hand and official seal, this the 8th day of May, 2017.

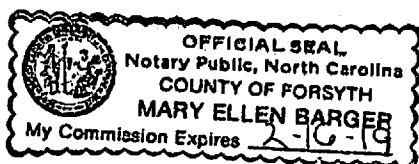
Mary Ellen Barger, Notary Public

Printed Name of Notary Public:

Mary Ellen Barger

My Commission Expires:

2-16-19



STATE OF NORTH CAROLINA – COUNTY OF FORSYTH

I, MARY ELLEN BARGER, A NOTARY PUBLIC OF FORSYTH COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT PATRICIA S. COUTTS PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT(S).

WITNESS MY HAND AND OFFICIAL SEAL OR STAMP, THIS THE 8TH DAY OF MAY, 2017.

My Commission Expires: 2-16-19

Mary Ellen Barger

NOTARY PUBLIC

NAME OF NOTARY PUBLIC: Mary Ellen Barger

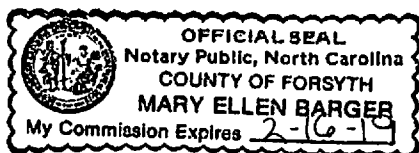


EXHIBIT "A"

BEING KNOWN AND DESIGNATED AS LOT NO. 78 AS SHOWN ON MAP OF CARLTON BLUFF RECORDED IN PLAT BOOK 8, PAGE 89 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA AND BEING THE IDENTICAL PROPERTY DESCRIBED IN BOOK 1416, PAGE 1998, FORSYTH COUNTY REGISTRY.