



2017020326 00149

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1324.00

PRESENTED & RECORDED:
 05-25-2017 02:37:38 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPTY

BK: RE 3348
PG: 4167-4169

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1324.00

Parcel Identifier No.: 6825-87-6709.00 (Block 0136, Lot 113)
 Return after recording to: Box 144
 Mail tax bills to Grantee: 613 Summit Street, Winston Salem, NC 27101
 This instrument was prepared by: Robert W. Porter

Brief description for the Index: 6825-87-6709.00 (Block 0136, Lot 113)

THIS DEED made this 15th day of May, 2017, by and between,

GRANTOR	GRANTEE
EDWARD S. FADEL and wife, ANNA M. FADEL	JEFFREY TODD LINDSAY Mailing Address: 613 Summit Street, Winston Salem, NC 27101

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

See Exhibit A attached hereto

Parcel Identifier No.: 6825-87-6709.00 (Block 0136, Lot 113)
 Property Address: 613 Summit Street Winston Salem, NC 27101

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

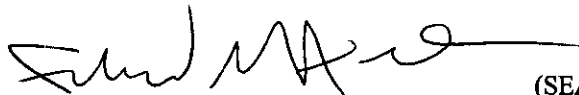
The property hereinabove described was acquired by Grantor by instruments recorded in Book 2884, Page 4331, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 8, Page 83.

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.



(SEAL)
Edward S. Fadel




(SEAL)
Anna M. Fadel

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: **Edward S. Fadel and wife, Anna M. Fadel**

Date: 5/15/2017



Notary Public
KAREN E. JONES

printed or typed name of notary public



My Commission Expires: 11/4/2017

EXHIBIT A

BEGINNING at an iron on the eastern right of way line of Summit Street, the southwestern corner of Ned Christopher Wilson property as described in Deed Book 2452, Page 2850, Forsyth County Registry (being also known as Lot 114 in Tax Block 136, Forsyth County/City Tax Maps); from said beginning point thence continuing with the southern line of said Wilson property North 80 deg. 52 min. 12 sec. East 144.70 feet to an iron, said iron being the southeastern corner of said Wilson property and likewise being along a tie line South 13 deg. 45 min. 15 sec. East 15.15 feet from an existing iron; running thence South 6 deg. 45 min. East 83.59 feet to an iron; running thence South 84 deg. 14 min. 34 sec. West 146.77 feet to an iron in the eastern right of way line of said Summit Street; thence continuing with said right of way line North S deg. 5 min. 29 sec. West 75.07 feet to the POINT AND PLACE OF BEGINNING, all according to a survey prepared by Thomas A. Riccio, PLS, L-2815, dated March 27, 2009.

Tax Parcel Identification: 6825-87-6709.00 (Block 0136, Lot 113)
Property Address: 613 Summit Street, Winston Salem, NC 27101