

2017020576 00180
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$270.00
PRESENTED & RECORDED
05/26/2017 02:07:09 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST
BK: RE 3349
PG: 1167 - 1169

Submitted electronically by "Citrin & Whitman, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 270.00
Parcel Identifier No. 6847-90-2331.000 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: CITRIN & WHITMAN, P.A., 38 SALEM STREET, THOMASVILLE, NC 27360

This instrument was prepared by: CITRIN & WHITMAN, P.A., 38 SALEM STREET, THOMASVILLE, NC 27360
** MISTI BOLES WHITMAN

Brief description for the Index: _____

THIS DEED made this 19th day of May, 2017, by and between

GRANTOR	GRANTEE
Walton G. Stowman and wife, Felecia Q. Stowman 6150 Habersham Drive Kernersville, NC 27284	Justin Kyle Snyder, Unmarried 3750 Tulip Drive Winston Salem, NC 27105

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Winston Salem, Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

FOR A FULL AND COMPLETE DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2991 page 2675.
All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of a Grantor.
A map showing the above described property is recorded in Plat Book _____ page _____.

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:

Power, telephone and utility easements found of record or appearing upon ground. 2017 Ad Valorem taxes which are now owing but not yet due and payable.

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

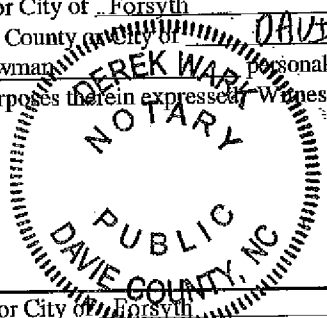
By: _____ (Entity Name) Walton G. Stowman (SEAL)
Print/Type Name: Walton G. Stowman

By: _____ Felecia Q. Stowman (SEAL)
Print/Type Name & Title: _____
Print/Type Name: Felecia Q. Stowman

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

State of North Carolina - County or City of Forsyth
I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that Walton G. Stowman and wife, Felecia Q. Stowman personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 19th day of MAY, 2017.



My Commission Expires: 5-05-2020 (Affix Seal)
Notary's Printed or Typed Name: DEREK WARK Notary Public

State of North Carolina - County or City of Forsyth
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal)
Notary's Printed or Typed Name: _____ Notary Public

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal)
Notary's Printed or Typed Name: _____ Notary Public

EXHIBIT "A"

BEGINNING at an existing iron pipe, said existing iron pipe being located in the west margin of Tulip Drive, said pipe also being the Southeast corner of the property of Joe L. Shaver (Deed Book 1955, Page 2548, Forsyth County Registry); thence from said beginning point South $88^{\circ} 58' 33''$ West 99.15 feet to an existing iron pipe; thence continuing with Shaver's South line North $88^{\circ} 23' 50''$ West 161.43 feet to an existing pipe, the Southwest corner of the Shaver property; thence South $02^{\circ} 06' 00''$ West 90.00 feet to an existing iron pipe; thence South $88^{\circ} 09' 54''$ East 260.70 feet to an existing iron pipe in the West margin of said Tulip Drive; thence continuing with said Western margin North $01^{\circ} 56' 18''$ East 95.60 feet to an existing iron pipe, being the point and place of Beginning.

Said property containing 23,814 square feet and 0.547 acres more or less, all according to a survey by Kent J. Franklin, dated October 6, 2000 and being known as a map for Zella L. Frazier.