



**2017020987 00315**

FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$56.00**

PRESENTED & RECORDED:  
**05-30-2017 04:29:42 PM**

LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: SANDRA YOUNG  
 DPTY

**BK: RE 3349**  
**PG: 3648-3650**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 56.00

Parcel Identifier No.: 6845-15-9728.00 (Block 1991A, Lot 006)  
 Return after recording to: Kangur & Porter, LLP (Box 76)  
 Mail tax bills to Grantee: 2143 Jamestown Rd., Winston-Salem, NC 27106  
 This instrument was prepared by: T. Thomas Kangur, Jr.  
 Brief description for the Index: 2224 E. First Street

THIS DEED made this 30th day of May, 2017, by and between,

GRANTOR	GRANTEE
<p><b>TRISTONE PROPERTIES, LLC</b>                      A North Carolina limited liability company</p>	<p><b>KEITH J. TANNER (a ½ undivided interest);</b>  <b>and, KEITH SNEED (a ½ undivided interest)</b></p>
<p>Mailing Address:                      1441 Mt Tabor Ct., Winston-Salem, NC 27106</p>	<p>Mailing Address:                      2143 Jamestown Rd., Winston-Salem, NC 27106</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 Forsyth County, North Carolina and more particularly described as follows:

**SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE**

Property Address: 2224 E. First St., Winston-Salem, NC 27101

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 3157, Page 115, Forsyth County Registry.

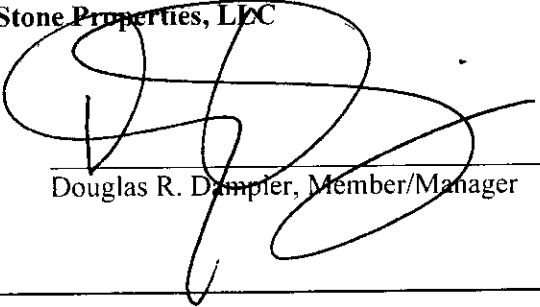
A map showing the above described property is recorded in Plat Book \_\_, Page .

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: **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.

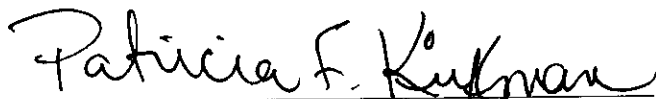
TriStone Properties, LLC

By:  (SEAL)  
Douglas R. Dampier, Member/Manager

State of North Carolina      )  
  )  
Forsyth County                    )

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: **Douglas R. Dampier, Managing Member of TriStone Properties, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of the entity, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 5/30/17

  
Notary Public

Patricia F. Kirkman  
printed or typed name of Notary Public



My Commission Expires: 4-29-19

**Exhibit A**

BEGINNING at the southeast intersection of Belews Street (formerly Belews Creek Road) and proposed Mason Street (40' in width) approximately 302.0 feet Eastwardly from the southeast intersection of said Belews Street and Sidney Street; running thence with the south line of said Belews Street Northeastwardly 50.0 feet to a new corner of N.S. Myers; thence on the two following new lines with said Myers, Southeastwardly 118.8 feet and Southwestwardly 84.0 feet to a corner in the east line of said proposed Mason Street; thence with the east line of said mason Street Northwestwardly 120.2 feet to the beginning. Being a part of the 7 acre tract described in Deed Book 411 at page 277, Gurney P. Hood, Commissioner of Banks to N.S. Myers, description designated as "B"; see 32-409 W.A. Lemly to J.H. Hairston and 32-411 H.A. Sidall to W.A. Lemly.

Tax Parcel Number: 6845-15-9728.00 (Block 1991A, Lot 006)

Property Address: 2224 E. First Street, Winston-Salem, NC 27101

*JK*