



2017020987 00315

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$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>TRISTONE PROPERTIES, LLC A North Carolina limited liability company</p>	<p>KEITH J. TANNER (a ½ undivided interest); and, KEITH SNEED (a ½ undivided interest)</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 .

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