



2017022426 00084

FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
 \$20.00

PRESENTED & RECORDED:  
 06-08-2017 12:57:23 PM

LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: SANDRA YOUNG  
 DPTY

BK: RE 3351

PG: 2041-2043

Original To:

*Norman Viands*

Revenue Stamps: \$20.00

NO TITLE SEARCH REQUESTED OR PERFORMED

Instrument prepared by: BUNCH &amp; ASSOCIATES, PLLC

Mail after recording to Grantee at 2624 Ninfield Drive, Winston-Salem, NC 27103

## NORTH CAROLINA QUITCLAIM DEED

THIS DEED made this 1 day of June, 2017, by and between,

GRANTOR	GRANTEE
<b>Flat Shoals Homes, LLC</b> <b>a North Carolina limited liability company</b> <b>2291 Slate Road</b> <b>King, NC 27021</b>	<b>Norman Lee Viands, Jr.</b>  <b>PROPERTY ADDRESS:</b> <b>4905 Wilkes Drive</b> <b>Winston-Salem, NC 27106</b>

WITNESSETH, that the Grantor, for valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all those certain lots, tracts, or parcels of land situated in Bermuda Run Township, Davie County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A"

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of grantor.

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, and all privileges and appurtenances thereto belonging to the said Grantee in fee simple; subject, however, to easements, rights of way and restrictions of record, if any, ad valorem taxes.

Grantor makes no warranty express or implied concerning the title to the above referenced property.

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

Flat Shoals Homes, LLC

*Timothy Matthew Flinchum* (SEAL)  
TIMOTHY MATTHEW FLINCHUM, MANAGER

(SEAL)

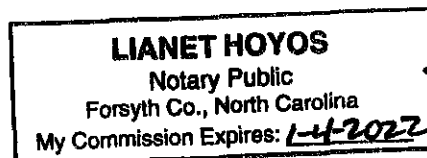
STATE OF North Carolina COUNTY OF Forsyth

I, Lianet Hoyos, a Notary Public of the County of Forsyth, State of North Carolina, do hereby certify that Timothy Matthew Flinchum, Manager appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 1 day of June, 2017.

My Commission expires: 1-4-2022

(SEAL)



*Lianet Hoyos*  
Notary Public

## Exhibit A

BEGINNING at a stake on the east side of Washington Drive, said stake being 182.5 feet north of the northeast intersection of Washington Drive and Old Town Road; thence eastwardly along the north line of Lot 7 a distance of 125 feet to a stake; thence northwardly 50 feet to a stake, the southeast corner of Lot 10; thence westwardly 125 feet to a stake in Washington Drive, the southwest corner of Lot 10; thence southwardly along the east line of Washington Drive a distance of 50 feet to the place of BEGINNING and being known and designated as Lot 8 and 9, Block 1 of Washington Park, Section No. 1 as recorded in Plat Book 4 at Page 185 in the Office of the Register of Deeds of Forsyth County, North Carolina and being the identical property described as Tract Two in deed recorded in Book 2041 at Page 1532, Forsyth County Registry. Together with improvements located thereon; said property being located at 4905 Wilkes Drive, Winston Salem, North Carolina.

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