

2017024879 00213

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX

\$250.00
PRESENTED & RECORDED
06/23/2017 03:43:35 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3354
PG: 1360 - 1362

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 250.00

Parcel Identifier No. 6817576301.000 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief description for the Index: LOT 210, Old Town

THIS DEED made this 23rd day of June, 2017, by and between

GRANTOR
Dawson Home Improvements LLC
PO Box 1376
King, NC 27021-1376

GRANTEE
Tashana R. Spann, **unmarried**
4618 Old Town Drive
Winston Salem, NC 27106

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

See Exhibit A

Property Address: 4618 Old Town Drive, Winston Salem, NC 27106

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____
All or a portion of the property herein conveyed ___ includes or X 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:

This conveyance is made subject to all easements, rights-of-way, and restrictions of record or visible upon the described property, and to 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.

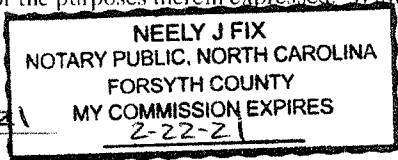
Dawson Home Improvements, LLC (Entity Name) Greg Dawson (Signature) (SEAL)
Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: Greg Dawson, Manager Print/Type Name: _____

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 Guilford Forsyth (NPF)
I, the undersigned Notary Public of the County or City of Guilford Forsyth and State aforesaid, certify that Dawson Home Improvements LLC by Greg Dawson, Manager 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 23rd day of June, 2017.



My Commission Expires: 2-22-21 (Affix Seal) Neely J. Fix (Signature) NEELY J. FIX Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
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 Public
Notary's Printed or Typed Name

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 Public
Notary's Printed or Typed Name

EXHIBIT "A"

BEGINNING at a new iron pipe in the western right of way line of Oldtown Road, located North 14 degrees 31' 04" West 39.64 feet and North 14 degrees 25' 19" West a chord distance of 25.36 feet from the corner of Tax Lot 28E, Block 3459, the property of Randall C. Crawford and wife, Debra J. Crawford as described Deed Book 1904, page 2212; thence along a new line of Tract 1, South 75 degrees 29' 32" West 127.54 feet to a new iron pipe thence along the eastern line of Bonbrook Drive North 06 degrees 19' 03" East 2.18 feet to an existing iron pipe; and continuing 35.21 feet to an existing iron in the Old property line; thence North 06 degrees 19' 03" East 48.30 feet to a new iron pipe; thence along a new line North 75 degrees 29' 32" East 97.74 feet to a new iron pipe; thence along the western right of way of Oldtown Road, South 13 degrees 55' 18" East a chord distance of 45.10 feet to a no point set in the old property line; thence South 14 degrees 11' 39" East a chord distance of 35.00 feet to the **BEGINNING**; and being a 0.207 acre tract, more or less, and designated as Tract 2 according to survey of Gupton & Associates, P.A., dated June 17, 1999.