



2017025669 00059

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$32.00

PRESENTED & RECORDED:
06-29-2017 10:42:23 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3355
PG: 1136-1138

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$32.00

D. Nelson Box 79

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2017.
 BY:

Mail/Box to: GRANTEE @ See Address Below Box 79

This instrument was prepared by H. Dwight Nelson, Attorney At Law P.O. Box 902, Rural Hall, NC 27045

Brief description for the index: 6011 Baux Mountain Road

THIS DEED made this the 26th day of June, 2017 by and between:

<i>GRANTORS</i>	<i>GRANTEE</i>
JAMES FRANKLIN SHOUSE, JR., unmarried 5269 Spainhour Mill Road Tobaccoville, NC 27050	KIRSCH ENTERPRISES, LLC PO BOX 416 Stokesdale, NC 27357

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

SEE ATTACHED EXHIBIT "A" FOR A COMPLETE LEGAL DESCRIPTION.

Forsyth County Tax Pin: 6849-12-1319.00

PROPERTY ADDRESS: 6011 Baux Mountain Road, Winston-Salem, NC 27105

As per NCGS § 105-317.2 the foregoing property does does NOT include the primary residence of the Grantor(s).

The property herein above-described was acquired by Grantor by instrument recorded in Deed Book 1877, Page 2839,

A map showing the above-described property is recorded in Plat Book ___ at Page ___.

The 2016 taxes have been paid in full.

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:

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

James Franklin Shouse Jr (SEAL)
JAMES FRANKLIN SHOUSE, JR.

<p style="text-align: center;">Seal-Stamp</p> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p>KAREN S. BRANSCOME Notary Public Stokes County, NC My Commission Expires <u>4-15-2018</u></p> </div>	<p>State of NC – County of Forsyth</p> <p>I, <u>Karen S. Branscome</u> the undersigned Notary Public of <u>Stokes</u> County and State aforesaid, certify that JAMES FRANKLIN SHOUSE, JR., personally came before me this day and voluntarily acknowledged the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this the <u>29th</u> day of <u>June</u>, 2016.</p> <p><u>Karen S. Branscome</u> Notary Public My Commission Expires: <u>4-15-2018</u></p>
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EXHIBIT "A"

BEGINNING at an iron stake in the East right of way line of the Baux Mountain Road, said iron stake being in the Southwest corner of Lot No. 29, Section 1 of Laurel Springs, Map of which is recorded in Plat Book 23, Page 33, in the Forsyth County Registry; running thence South 87 degrees 00 minutes East 250.00 feet along the South line of said Lot No. 29, to an iron stake, a new corner; thence South 00 degrees 31 minutes 53 seconds West 131.68 feet, more or less, to a point in the North line of Bruce Tarkington; thence North 86 degrees 01 minute 04 seconds West 218.58 feet along the said North line to a point in the said East right of way line; thence along the said East right of way line as it curves to the right North 13 degrees 11 minutes 52 seconds West 133.1 feet, more or less, to the place of BEGINNING, being a lot from the Southwest corner of the 46 acres tract which is recorded in Deed Book 392, Page 107. Being the identical property as that described in Deed Book 943, Page 456, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina.