

**2017028033 00296**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$292.00**

PRESENTED &amp; RECORDED

07/14/2017 04:49:07 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

**BK: RE 3357****PG: 4014 - 4016****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$292.00

Parcel Identifier No. 6857-11-9553.000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail to: Wyatt Early Harris, Wheeler, LLP 1912 Eastchester Drive, Suite 400, High Point, NC 27265

This instrument was prepared by: Wyatt Early Harris & Wheeler L. L. P. (R. Bruce Laney)

Brief description for the Index:

THIS DEED made this 12th day of July, 2017, by and between

**GRANTOR****JOSEPH TERRY OVERSTREET  
AND SPOUSE,  
JACKI J. OVERSTREET****100 Winchester Avenue SW  
Roanoke, Virginia 24015****GRANTEE****MARK ANTHONY RUCINSKI  
AND SPOUSE,  
MEREDITH RUCINSKI****5030 Largo Drive  
Winston-Salem, North Carolina 27101**

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 the City of \_\_\_\_\_, \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR A MORE PARTICULAR DESCRIPTION.****Property Address: 5030 Largo Drive, Winston-Salem, North Carolina 27101**

952075

Submitted electronically by "Wyatt Early Harris Wheeler LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2291 at Page 3980.

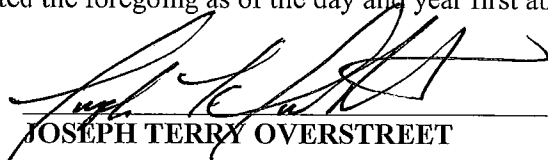
All or a portion of the property herein conveyed X includes or \_\_\_ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book at 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: All rights of way, easements and enforceable restrictions, if any, of record.

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

 (SEAL)  
JOSEPH TERRY OVERSTREET

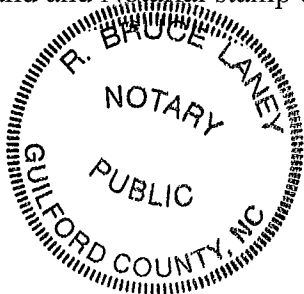
 (SEAL)  
JACKI J. OVERSTREET


State of NORTH CAROLINA; County of Guilford

I, A. Bruce Laney, a Notary Public of the above state and county, certify that **JOSEPH TERRY OVERSTREET AND SPOUSE, JACKI J. OVERSTREET** personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by my through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers or signed the above document while in my physical presence, and while being personally observed by me doing so.

Witness my hand and Notarial stamp or seal this 12 day of July, 2017.

[SEAL]



  
NOTARY PUBLIC  
My commission expires: 7-30-22

**EXHIBIT A**

**Tract 1:** Being known and designated as Lot 41 of Williston, Section 4 as recorded in Plat Book 25, Page 193 in the Office of the Register of Deeds of Forsyth County, North Carolina; reference to which is made for a more particular description.

Forsyth County Tax Block 3311, Tax Lot 041

**Tract 2:** BEGINNING at an iron in the Southwest corner of Lot 41 of Williston, Section 4 as recorded in Plat Book 25, Page 193 in the Office of the Register of Deeds of Forsyth County, North Carolina; reference to which is made for a more particular description; running thence North 85 degrees 22 minutes 23 seconds West 680.80 feet to an iron in the Southeastern corner of the property of James N. Norman and wife, Vivian D. Norman (see Forsyth County Registry Deed Book 1944, Page 672; also commonly known as Forsyth County Tax Lot 012G in Tax Block 3233); thence North 26 degrees 56 minutes 35 seconds East 197.78 feet to an iron; thence South 84 degrees 57 minutes 10 seconds East 593.99 feet to an iron in the Western terminus of Largo Drive (a 60' public road); thence South 01 degree 13 minutes 02 seconds West 30.03 feet to an iron in the Northwest corner of the aforementioned Lot 41 of Williston, Section 4; thence with the Western line of said Lot 41 of Williston, Section 4, South 00 degrees 48 minutes 13 seconds West 148.97 feet to an iron; THE POINT AND PLACE OF BEGINNING. Containing 2.65 acres, more or less. All according to an unrecorded survey of Phillip R. Ball, L-2107; The Phillip R. Ball Co., Inc.; 305 Doub Rd.; Lewisville, NC 27023. Dated 30 September 2002. Job Number: LS-3526.