

**2017030841 00063**

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

**\$64.00**

PRESENTED & RECORDED

08/03/2017 12:08:02 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

**BK: RE 3361**

**PG: 1021 - 1022**

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ **64.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **6837-97-1541.000**

Mail after recording to: Grantee: 3500 Vest Mill Road, Winston-Salem, NC 27103

This instrument was prepared by: Bunch & Associates, PLLC

THIS DEED made this 2<sup>nd</sup> day of August, 2017 by and between

**GRANTOR**

**Carolyn H. Wall (Single)  
1150 Hinsdale Road  
Walnut Cove, NC 27052**

**GRANTEE**

**Wiener Enterprises, LLC  
a North Carolina limited liability company**

**Property Address:  
1288 Opportunity Road  
Winston-Salem, NC 27105**

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 and more particularly described as follows:

**BEING know and designated as Lot Numbers 97 & 98 as shown on the Map of "Opportunity", and plat of said property being recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 12, Page 31, to which reference is hereby made for a more complete description of said property.**

Submitted electronically by "Bunch & Associates"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2628, Page 4455, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 12, Page 31, and referenced within this instrument.

The above described property  does  does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

\_\_\_\_\_  
(ENTITY NAME)

*Carolyn H. Wall* (SEAL)  
Carolyn H. Wall

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

STATE OF North Carolina

COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Carolyn H. Wall. Witness my hand and official stamp or seal, this the 2<sup>nd</sup> day of August, 2017.

My Commission Expires: 3/9/2020

Notary Public

Print Notary Name: Ralph L. Bunch

