

2017032262 00146FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$186.00**

PRESENTED & RECORDED

08/14/2017 01:52:04 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 3362**PG: 3311 - 3312****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$186.00Parcel Identifier No. 6846-70-5724.000 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: THE ELLIS FIRM, PLLC, 514 S. STRATFORD RD, STE 220, WINSTON-SALEM, NC 27103This instrument was prepared by: THE ELLIS FIRM, PLLC, 514 S. STRATFORD RD, STE 220, WINSTON-SALEM, NC

Brief description for the Index: _____

THIS DEED made this 14th day of August, 2017, by and betweenGRANTOR
OURRUSTYNAILS, LLC
6867 AUGUST DRIVE
CLEMMONS, NC 27012GRANTEE
ELONNA TOLMIE
3644 DENVER STREET
WINSTON SALEM, NC 27101

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:

BEING KNOWN AND DEISGNATED AS LOT NOS. 32 AND 33, AS SHOWN ON THE MAP OF SAM FULP PROPERTY AS RECORDED IN PLAT BOOK 6, PAGE 95, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA. SEE ALSO DEED RECORDED IN BOOK 952 PAGE 89, FORSYTH COUNTY REGISTRY.

ALSO BEING KNOWN AS BLOCK 2201 LOTS 32 AND 33, FORSYTH COUNTY TAX MAPS.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3316 page 1529. 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 5 page 95.

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.

By: PURRUSTYNAILS, LLC (Entity Name) PRESTON Print/Type Name: _____ (SEAL)

Print/Type Name & Title: LARRY A. HASH, President Print/Type Name: _____ (SEAL)

By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

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: _____ Notary Public

(Affix Seal) 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: _____ Notary Public

(Affix Seal) Notary's Printed or Typed Name

State of North Carolina - County or City of FORSYTH

I, the undersigned Notary Public of the County or City of FORSYTH and State aforesaid, certify that LARRY A. HASH personally came before me this day and acknowledged that he is the President of OURRUSTYNAILS, LLC, 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 14th day of August, 2017.

My Commission Expires: 7-14-18 Notary Public

(Affix Seal) Notary's Printed or Typed Name

