

**2017040231 00231**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$220.00**

PRESENTED &amp; RECORDED

10/06/2017 03:24:49 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3371****PG: 4400 - 4402****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$ 220.<sup>00</sup>

Parcel Identifier No.:

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

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

Mail/Box to: Grantee at: 4016 Dalton St. Winston-Salem, NC 27105This instrument was prepared by: Heather Kiger Law, PLLC

Brief description for the Index:

THIS DEED made this 4 day of October, 2017, by and between

GRANTOR	GRANTEE
<b>AMY SALMON, formerly AMY E. CASSANELLI, and husband STEPHEN SALMON</b>	<b>HERBERT-CARL RYDER and wife, BARBIE BLEVINS</b>
PROPERTY ADDRESS IS <u>X</u> IS NOT _____ GRANTOR'S PRIMARY RESIDENCE	<b>Property Address: 4016 Dalton Street            Winston-Salem, NC 27015</b>

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

**SEE EXHIBIT A**

The property hereinabove described was a portion of the property acquired by Grantor by deed recorded in Deed Book **2925**, Page **3060**, **Forsyth** County Registry.

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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2017 and subsequent years.

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

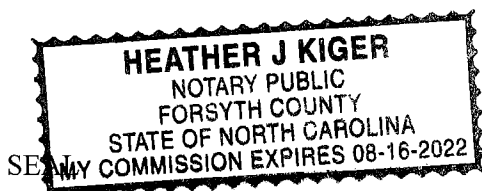
Amy Salmon (SEAL)  
AMY SALMON

Stephen Salmon (SEAL)  
STEPHEN SALMON

State of North Carolina County of Forsyth

I, Heather J. Kiger, a Notary Public of Forsyth County and State aforesaid mentioned, certify that **AMY SALMON** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 4 day of October, 2017.

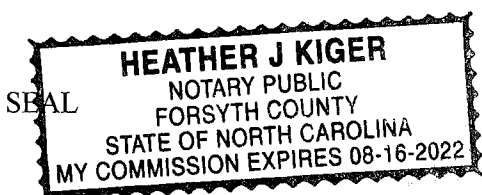


Heather J. Kiger Notary Public  
My Commission Expires: 8-16-22

State of North Carolina County of Forsyth

I, Heather J. Kiger, a Notary Public of Forsyth County and State aforesaid mentioned, certify that **STEPHEN SALMON** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 4 day of October, 2017.



Heather J. Kiger Notary Public  
My Commission Expires: 8-16-22

**Exhibit "A"**

**Legal Description**

BEGINNING at a point on the western edge of Dalton Street, said point marking the southeastern corner of Lot 7, Daltonia No. 3, Block/Lot 4 (Plat Book 10, Page 75, Forsyth County Registry); thence along the edge of Dalton Street, South 02 deg. 20 min. West 90.00 feet to a point; thence a new line, North 88 deg. 14 min. West 200.00 feet to a point on the eastern edge of Lot 20, Daltonia No. 3, Block/Lot 4 (Plat Book 10, Page 75, Forsyth County Registry); thence along the eastern edge of Lot 20 and Lot 19, Daltonia No. 3, Block/Lot 4 (Plat Book 10, Page 75, Forsyth County Registry), North 02 deg. 20 min. East 90.00 feet to a point; thence South 88 deg. 14 min. East 200.00 feet to a point marking the point and place of BEGINNING.

The above described property is all of Lot 8 and northern one-half of Lot 9 in Block/Lot 4 of Daltonia No. 3 recorded in Plat Book 10, Page 75, Forsyth County Registry.

**Property Address: 4016 Dalton Street  
Winston-Salem, NC 27105**