

2017042209 00247
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$300.00
PRESENTED & RECORDED
10/20/2017 04:34:14 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY
BK: RE 3374
PG: 984 - 986

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$300.00**

Parcel Identifier No. 6824-39-2054.00 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 27103

This 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 20th day of October, 2017, by and between

GRANTOR	GRANTEE
ROBERT B. GRAHAM RACHEL L. GRAHAM 1134 S. HAWTHORNE RD. WINSTON SALEM, NC 27103	MICHAEL NEVE 1143 MELROSE STREET WINSTON SALEM, NC 27103

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:

SEE ATTACHED

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3256 page 101.

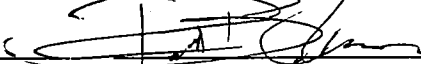
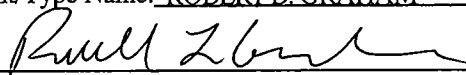
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 4 page 82 .

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.

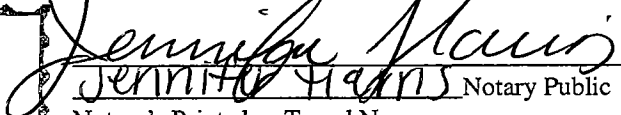
 (Entity Name)  (SEAL)
 By: _____ Print/Type Name: ROBERT B. GRAHAM
 Print/Type Name & Title: _____  (SEAL)
 By: _____ Print/Type Name: RACHEL L. GRAHAM
 Print/Type Name & Title: _____ (SEAL)
 By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

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 ROBERT B. GRAHAM and wife, RACHEL L. GRAHAM 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 20th day of October, 20 17

My Commission Expires: 7-14-18 (Affix Seal)

JENNIFER HARRIS
 NOTARY PUBLIC
 FORSYTH COUNTY
 STATE OF NORTH CAROLINA
 MY COMMISSION EXPIRES 7/14/2018

 Notary Public
 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: _____ (Affix Seal) _____ Notary Public
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 came before me this day and acknowledged that _____ he is the _____ of _____, 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 _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal) _____ Notary Public
Notary's Printed or Typed Name

EXHIBIT "A"

BEGINNING at a stake on the east side of Melrose Street, said stake being 53 feet north of the northeast intersection of Sherwood Drive and Melrose Street, running thence North $1^{\circ} 20'$ East 59.77 feet to a stake; thence South $88^{\circ} 42'$ East 173.34 feet to a stake; thence South $3^{\circ} 40'$ West 59.83 feet to a stake; thence North $88^{\circ} 42'$ West 170.9 feet to a stake in Melrose Street, the place of Beginning, being known and designated as part of Block M as shown on the map of the J. E. Nading property recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 4, page 82; also shown as Lot 109E, Block 1682, as shown on the City-County Tax Map. Being part of the property conveyed to Thomas A. Saunders and wife, Sallie L. Saunders by B. B. King and wife; Nellie B. King by deed recorded in Book 612, page 389 and being the same property conveyed to William Lee Kinney, Jr. and wife, Imogene Williamson Kinney by Thomas A. Saunders and wife, Sallie L. Saunders by deed recorded in Deed Book 62, page 39 in the Office of the Register of Deeds of Forsyth County, North Carolina.