

2017043978 00168

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$47.00

PRESENTED & RECORDED
11/01/2017 03:42:17 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3376
PG: 1310 - 1311

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$47.00

Parcel Identifier Number: 6845-28-1618 Tax ID or Block & Lot: 2911 201A

Mail/Box to: Grantee at 6867 August Drive, Clemmons, NC 27012-8336

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot North of 107 & 108, Block , Section 3, Phase , Map of Skyland Park

THIS DEED made this October 30, 2017 by and between

GRANTOR	GRANTEE
Peter Lambrakis and spouse, Alexandra Lambrakis Grantor Address: 35-12 19th Avenue, Suite 2E Astoria, NY 11105	ourrustynails LLC Buyer Address: 6867 August Drive Clemmons, NC 27012-8336 Property Address: 668 Gardner Street Winston Salem, NC 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 or near the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake in the Western right-of-way line of Gardner Street, said iron stake being the Northeast corner of Lot #107 Map of Skyland Park, Section 3, as recorded in Plat Book 21, Page 153, in the Office of the Register of Deeds of Forsyth County, N.C.; thence from said Point of Beginning, with the Northern line of Lot #107, and falling in with the Northern line of Lot #108, North 87 deg. 40 min. West 210 feet stake; thence North 2 deg. 20 min. East 75 feet to an iron stake; thence South 87 deg. 40 min. East 210 feet to an iron stake in the Western right-of-way line of Gardner Street; thence with said right-of-way line of Gardner Street, South 2 deg. 20 min. West 75 feet to an iron stake, the point and place of Beginning. Same being North of Lots 107 & 108 of Skyland Park, Section 3.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2477, Page 1497.

A map showing the above described property is recorded in Plat .

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: NONE.

W, Kh THIS PROPERTY DOES DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name) Peter Lambrakis (SEAL)

By: _____ A. Lambrakis (SEAL)
Alexandra Lambrakis

STATE OF NEW YORK COUNTY OF QUEENS

I, the undersigned Notary Public of the aforesaid State and QUEENS County, do hereby certify that Peter Lambrakis and spouse, Alexandra Lambrakis personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 30TH day of OCTOBER, 2017.

My Commission Expires: JANUARY 3, 2019

Sean Michael Bronson
Notary Public
SEAN MICHAEL BRONSON
Notary Public - State of New York
NO. 01BR6233990
Qualified in Queens County
My Commission Expires 01/03/2019