

**2017046395 00065**

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

**\$546.00**

PRESENTED & RECORDED

11/20/2017 10:46:52 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

**BK: RE 3378**

**PG: 4202 - 4204**

**NORTH CAROLINA GENERAL WARRANTY DEED**

**Excise Tax:** \$546.00

**Tax Parcel Identification Number:** 6835-05-6572.000

**This instrument was prepared by:** Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

**Return to:** Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

**Mail Tax Bill to:** 613 W. First Street, Winston-Salem, NC 27101

**Brief description for the Index:** Tract, First Street

THIS DEED made this 16<sup>th</sup> day of November, 2017 by and between

**GRANTOR**

JUDITH B. MALOY

709A S. Marshall St.  
Winston-Salem, NC 27101

**GRANTEE**

FIRST FIRST, LLC,  
a North Carolina limited liability company

6375 Alexander Drive  
Clayton, MO 63105

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 the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.**

For back title reference, see the deed recorded in Book 2017, Page 1640, Forsyth County Registry.

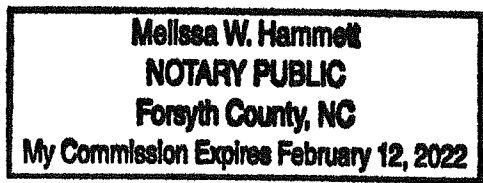
THIS IS X OR IS NOT \_\_\_\_\_ THE GRANTOR'S PRIMARY RESIDENCE

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 easements and restrictions of record, if any; and 2017 property taxes.

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

Judith B. Maloy (SEAL)  
JUDITH B. MALOY



STATE OF North Carolina  
COUNTY OF Forsyth

I, Melissa W. Hammett, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Judith B. Maloy, either being personally known to me or proven by satisfactory evidence (said evidence being \_\_\_\_\_), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 16 day of November, 2017.

Melissa W. Hammett  
Notary Public  
Name: Melissa W. Hammett  
My Commission Expires: February 12, 2022

EXHIBIT "A"  
PROPERTY DESCRIPTION

BEGINNING at an iron stake in the north right of way line of First Street, said iron stake being located South  $86^{\circ} 20'$  West 120 feet from the northwest intersection of the right of way lines of Poplar Street and First Street; running thence with the north right of way line of First Street South  $86^{\circ} 20'$  West 60 feet to an iron stake; running thence North  $03^{\circ} 15'$  West 140 feet to an iron stake; running thence North  $86^{\circ} 20'$  East 60 feet to an iron stake; running thence South  $03^{\circ} 15'$  East 140 feet to the point and place of BEGINNING. Being designated as Lot 55, Block 101 on the Forsyth County Tax Map.