


**2017046808 00072**

FORSYTH CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED &amp; RECORDED:

11-22-2017 10:45:04 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

**BK: RE 3379**
**PG: 2107-2109**

 NORTH CAROLINA  
 FORSYTH COUNTY

Prepared by: Lindley Law Firm, PLLC

Envelope

314 S. Eugene Street, Greensboro, NC 27401

No Title Search Requested or Performed by Drafting Attorney

PIN No. : 6828-54-4773.00

Property Address: 211 Oak Summit Road, Winston-Salem, North Carolina 27105

Return after recording and future bills to:

Grantee at 211 Oak Summit Road, Winston-Salem, North Carolina 27105

Excise Tax: No Tax Consequences

**NORTH CAROLINA GENERAL NON-WARRANTY DEED**

 THIS DEED made the 20<sup>th</sup> day of November, 2017 by and between

**GRANTOR**
**STEPHEN C. BROWN**

211 Oak Summit Road

Winston-Salem, North Carolina 27105

**GRANTEE**
**STEPHEN C. BROWN,**
**SUSAN HACKETT,**
**MICHAEL BROWN, and**
**JUDY PATTERSON**
Property & Grantee's address:

211 Oak Summit Road

Winston-Salem, N.C. 27105

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, said tract or parcel of land lying and being in Forsyth County, North Carolina, and more particularly described as follows:

BEGINNING at an iron stake located in the North right of way line of Oak Summit Road, said iron-stake being the Southwest corner of Lot #35 of Dogwood Crest as recorded in Plat Book 14, Page 09, Forsyth County Registry; thence with the West lines of Lots 35, 33, 32, 31, 30, 29, 28, 27 and 26 of said development, North  $03^{\circ} 17'$  West 866.10 feet to an iron stake; thence with the right of way of U.S. Highway #52 South  $13^{\circ} 12' 07''$  East a chord distance of 522.50 feet to an iron stake; thence South  $09^{\circ} 18'$  East 91.02 feet to an iron stake; thence South  $09^{\circ} 09'$  East 30.83 feet to an iron stake; then South  $88^{\circ} 35'$  East 16.36 feet to an iron stake; thence South  $03^{\circ} 17'$  East 61.57 feet to an iron stake; thence South  $09^{\circ} 04' 23''$  East 162.18 feet to a monument in the North right of way line of Oak Summit Road; thence with said right of way South  $86^{\circ} 43'$  West 106.36 feet to an iron stake, the point and place of beginning, and containing 1.306 acres, more or less, all according to a survey by Dan W. Donathan dated June 29, 1990. Said property being further described as Lots 11F, 11G, and 11E, as shown on the Forsyth County Tax Map, Block 3446, and being all of the property described in Deed Book 1164, Page 854, Forsyth County Registry.

Together with and subject to all easements and restrictions of record, if any.


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

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3243, Page 2170, in the Office of the Register of Deeds of Forsyth County, North Carolina.

The Grantor makes no warranty, expressed or implied, as to title to the property hereinabove described.

To have and to hold to party of the second part said lands and premises, together with all privileges and appurtenances thereto belonging, in as full and ample a manner as said party of the first part as Grantor as foresaid is authorized and empowered to convey the same.

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

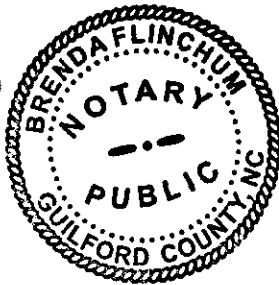
 (SEAL)  
Stephen C. Brown, Grantor

STATE OF NORTH CAROLINA  
GUILFORD COUNTY

## ACKNOWLEDGMENT

I, Brenda Flinchum, the undersigned Notary Public of the aforesaid state and county, certify that Stephen C. Brown, personally appeared before me this day and acknowledged that he is the Grantor and duly executed the foregoing instrument for the purposes therein expressed. Witnessed my hand and Notarial stamp or seal this 20<sup>th</sup> day of November, 2017. Further, the Grantor presented a valid identification card in the form of a North Carolina Driver's License.

(Affix Seal)



A handwritten signature of Brenda Flinchum in cursive script, written over a horizontal line.

Brenda Flinchum, Signature of Notary Public

My Commission Expires: May 13, 2022