

2018000617 00161FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$258.00**

PRESENTED & RECORDED

01/05/2018 04:07:47 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3385**PG: 3380 - 3382****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$258.00

PIN: 6823-03-7145.000

Mail/Box to: Grantee: 1800 Fairview Blvd., W.S., NC 27127

This instrument was prepared by: T. Dan Womble, Attorney at Law

Brief description for the index: Lot 17 Fairview Estates, PB 17, Pg 79, Forsyth County Register

THIS DEED made this 5th day of January, 2018 by and between

GRANTOR	GRANTEE
<p>Daniel Matthew Reynolds and wife, Karolyn Ferrara Reynolds 4400 Quail Hollow Clemmons, NC 27012</p>	<p>Mary Laura Mintz (an unmarried woman) 1800 Fairview Boulevard Winston-Salem, NC 27127</p>

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 parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached hereto.

Property Address: 1800 Fairview Boulevard, Winston-Salem, NC 27127

The above land was conveyed to Grantor by deed recorded in Deed Book 3067, Page 936, Forsyth County Registry.

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

Submitted electronically by "T Dan Womble Attorney"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: easements and restrictions of record, if any; violated zoning ordinances, if any. 2018 property taxes to be prorated.

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

Daniel Matthew Reynolds (SEAL)
Daniel Matthew Reynolds

Karolyn Ferrara Reynolds (SEAL)
Karolyn Ferrara Reynolds

State of North Carolina - County of *Forsyth*

I, the undersigned Notary Public of the County of *Forsyth* and State aforesaid, certify Daniel Matthew Reynolds and wife, Karolyn Ferrara Reynolds 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 5th day of January, 2018.

My Commission Expires: _____
(Affix Seal)

ANGELA W. CAMPBELL
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires Feb. 9, 2022

Angela W. Campbell Notary Public
Notary's Printed or Typed Name

EXHIBIT A

Lot No. 17 as shown on the map of Fairview Estates recorded in the Office of the Register of Deeds of Forsyth County, N.C., in Plat Book 17, page 79, to which said map reference is hereby made for a full and complete description. Lot No. 17 on said map fronts on the south side of Fairview Boulevard 110 feet and runs back southwardly 167.2 feet on the east line and 202 feet on the west line to a width of 105 feet on the south line of said lot.

BEGINNING at a point in the southwest corner of Lot No. 10 as shown on the map hereinafter referred to, same being also a northwest corner of Lot No. 19, and running thence with the west line of said Lot No. 19, 17 feet to a point; running thence westwardly on a new line parallel to the south line of Lot No. 17, 105 feet more or less to a point in the west line of Lot No. 21; running thence North 1° , 45' East 17 feet to a point in the southeast corner of Lot No. 16; running thence eastwardly along the south line of Lot No. 17, 105 feet to the place of beginning. The above-described land being the northern 17 feet as described of Lot No. 21 as shown on the map of Fairview Estates, recorded in the Office of the Register of Deeds of Forsyth County, N. C., in Plat Book 17, Page 79, to which said map reference is hereby made.