

**2018004281 00026**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX**\$24.00**

PRESENTED &amp; RECORDED

02/07/2018 10:00:43 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3389****PG: 2469 - 2472**Excise Tax \$ 24.00Parcel Identifier No. 6836-96-8771.00After recording mail to: GranteeThis Instrument was prepared by: Kilpatrick Townsend & Stockton LLP ((JSO))

Brief description for the Index

2705 Ansonia Street

**NORTH CAROLINA GENERAL WARRANTY DEED**This Deed made this 31 day of JANUARY, 2018 by and between

GRANTOR	GRANTEE
MOUNT SINAI FULL GOSPEL DELIVERANCE CENTER, a North Carolina non-profit corporation 2721 Manchester Street Winston-Salem, NC 27105	HABITAT FOR HUMANITY OF FORSYTH COUNTY, INC., a North Carolina non-profit corporation 1023 W. 14 <sup>th</sup> Street Winston-Salem, NC 27105

**Enter in appropriate block for each party: name, 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, that certain lot or parcel of land situated in the County of Forsyth, State of North Carolina, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3079, Page 4355.

The property herein conveyed does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 1, Page 108.

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:

1. Taxes and assessments for the year of closing and subsequent years;
2. All easements, restrictions and rights-of-way of record.
3. All matters which would be shown by a current, accurate physical survey of the Property.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed, the day and year first above written.

GRANTOR:

MOUNT SINAI FULL GOSPEL DELIVERANCE CENTER, a North Carolina non-profit corporation (seal)

BY: Yvonne H. Hines  
Name: Yvonne H. Hines  
Title: Senior Officer

STATE OF North Carolina  
COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, and

- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a Drivers License
- A credible witness has sworn to the identity of the principal(s);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Yvonne Hines  
[insert name of person signing]

Date: 1/31/18

Ellen E. Mayr  
Ellen E. Mayr, Notary Public  
(print name)

(official seal)

My commission expires: 1/13/2021

**Ellen E Mayr**  
**Notary Public**  
**Forsyth County, North Carolina**

**EXHIBIT A**

**LEGAL DESCRIPTION**

BEING known and designated as Lot No. 22 as shown on map of City View Development, same being of record in Plat Book 1, Page 108, in the Office of the Register of Deeds, Forsyth County, North Carolina. Being informally known as Tax Block 1842, Lot 022 pursuant to the current Forsyth County Tax Maps and also known as 2705 Ansonia Street, Winston-Salem, North Carolina.

6/23/2008  
1:00:00 PM  
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