

**2018007154 00051**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$224.00**  
PRESENTED & RECORDED  
02/28/2018 09:51:02 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST

**BK: RE 3392**  
**PG: 2057 - 2058**

Drafted By: Bryan C. Thompson, Esq.

RECORDING TIME

No Title Performed By Drafting Attorney

EXCISE TAX \$224.00

PROBATE AND FILING FEE

Block: 3804H Lot: 78 Parcel Identifier No.: 6815-62-3126.000  
Property Address: 310 Upton Street, Winston-Salem, NC 27103.  
Mail after recording and future tax bills to: Grantee at \_\_\_\_\_

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 23<sup>rd</sup> day of February, 2018, by and between

**GRANTOR**

Rhonda D. Coe-Beck,  
formerly known as Rhonda D. Coe,  
and husband, William Dean Beck

244 Haymore Drive  
Winston-Salem, NC 27107

**GRANTEE**

Sneed Property Corporation

5834 Jordan Gate Drive  
East Bend, NC 27018

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, in consideration of ten dollars and other valuable consideration (\$10.00 and o.v.c.) to them 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 in Forsyth County, North Carolina, more particularly described as follows:

**BEING KNOWN as Lot 78, in Section 1, as shown on the Map of Property of P.H. Hanes Knitting Company, Hanes, North Carolina, dated April 28, 1954, made by Southern Mapping and Engineering Company of Greensboro, North Carolina, recorded in Plat Book 17, Page 58, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which said map reference is hereby made for a full and complete description.**

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

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, save and except easements, restrictions, and rights of way as appear of record, and 2018 city-county ad valorem property taxes, prorated between the parties as of the date of delivery of this deed.

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

IN WITNESS WHEREOF the Grantor has set their hands and seals the day and year first above written.

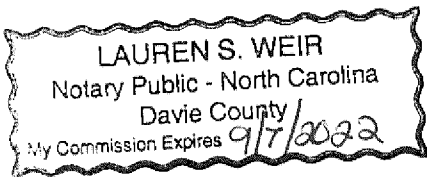
Rhonda D Coe-Beck (seal)  
Rhonda D. Coe-Beck,  
formerly known as Rhonda D. Coe

William Dean Beck (seal)  
William Dean Beck

STATE OF NORTH CAROLINA )  
COUNTY OF FORSYTH )

I, Lauren S. Weir, a Notary Public of Davie County, North Carolina, certify that Rhonda D. Coe-Beck, formerly known as Rhonda D. Coe personally appeared before me this day and acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and notarial seal, this 23 day of February, 2018.



(SEAL)

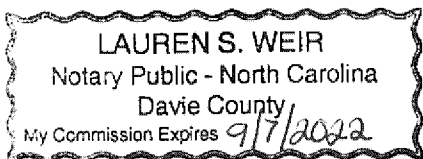
Lauren S. Weir  
Lauren S. Weir (print name)

My Commission Expires: 9/7/2022

STATE OF NORTH CAROLINA )  
COUNTY OF FORSYTH )

I, Lauren S. Weir, a Notary Public of Davie County, North Carolina, certify that William Dean Beck personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and notarial seal, this 23 day of February, 2018.



(SEAL)

Lauren S. Weir  
Lauren S. Weir (print name)

My Commission Expires: 9/7/2022