



2018007169 00066

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$169.00

PRESENTED & RECORDED:
 02-28-2018 10:29:55 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3392
PG: 2118-2120

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$169.00

Parcel Identifier No. 6843-28-5506.000 Verified by Forsyth County on the ____ day of _____, 2018
 By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq.

Brief description for the Index: Tct Cash Drive

THIS DEED made this 21 day of FEBRUARY, 2018, by and between

GRANTOR

Sarah L. Kolsto, fka Sarah L. Begnaud and husband,
 Gregory Kolsto

GRANTEE

Tonya Freeman Tyree

Property Address: 3652 Cash Drive
 Winston-Salem, NC 27107

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein by reference

This property is not the primary residence of one or more of the Grantors.

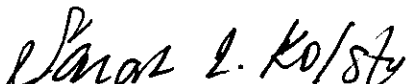
For back title, see Book 2554, Page 3298, Forsyth County Registry


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, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

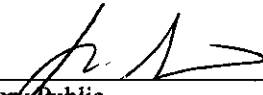
 (SEAL)
Sarah L. Kolsto

 (SEAL)
Gregory Kolsto

State of Missouri - County of Jackson

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Sarah L. Kolsto and Gregory Kolsto.

Date: 2/21/18


Notary Public

James Sims
Print Name

My commission expires: 8-8-21

<p>JAMES SIMS NOTARY PUBLIC - STATE OF MISSOURI JACKSON COUNTY MY COMMISSION EXPIRES: 08-08-2021 COMMISSION# 17971447</p>
--

Exhibit A

BEGINNING at an iron pipe in the east margin of the right of way of Cash Drive, said iron pipe marking the northwest corner of that property now or formerly owned by Rickey A. Money (Deed Book 1416 Page 1240). Thence from said beginning point and running with Money's north line, South 66 deg. 20 min. 43 sec. East 136.71 feet to an iron pipe; thence continuing with Money's north line, South 84 deg. 26 min. 17 sec. East 35 feet to an iron pipe, a corner with property now or formerly owned by Leslie A. Michael (Deed Book 1589 Page 2062); thence with Michael's southwest line, North 36 deg. 24 min. 19 sec. West 185.15 feet to an iron pipe within the margin of the right of way of Cash Drive; thence South 70 deg. 10 min. 27 sec. West 45.54 feet to a nail and cap in the pavement of Cash Drive, thence South 05 deg. 33 min. 35 sec. West 75.68 feet to the point and place of BEGINNING, containing approximately 11,025 square feet according to a survey by Mary Carr Smith R.L.S., dated June 24, 1995.

This property is conveyed subject to the existing 50 foot wide right of way for Cash Drive and to easements, restrictions and right of ways of record, if any.