

2018011417 00261FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$416.00**

PRESENTED & RECORDED

03/29/2018 03:34:12 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3397**PG: 1088 - 1089****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$416.00

Parcel Identifier No.: 6825-62-4199.00 (Block 1049, Lot 033)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 1707 Academy Street, Winston-Salem, NC 27103

This instrument was prepared by: T. Thomas Kangur, Jr.

Brief description for the Index: Lot 33, Mrs. (Dr.) Fred Anderson

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

GRANTOR	GRANTEE
FOUR SISTERS INVESTMENTS, LLC a North Carolina limited liability company	STACEY LAYNE CAIN (unmarried)
Mailing Address: 112 Lynwood Place, Chapel Hill, NC 27517	Mailing Address: 1707 Academy Street, Winston-Salem, NC 27103

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 parcel of land situated in the City of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

Being all of Lot 33 as shown on the map of **Mrs. (Dr.) Fred Anderson**, according to the plat thereof recorded in Plat Book 5, Page 30 in the office of the Register of Deeds of Forsyth County, North Carolina, reference to said plat being made for a more particular description.

Property Address: 1707 Academy Street, Winston-Salem, NC 27103

The property conveyed hereby does not the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments as set forth in Book 2132, Page 1319 Forsyth County Registry. A map showing the above described property is recorded in Plat Book 5, Page 30.

Submitted electronically by "Kangur & Porter, LLP"
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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Four Sisters Investments, LLC
a North Carolina limited liability company

By: Diane Woo, Manager (SEAL)
Diane Woo, Member/Manager

State of NORTH CAROLINA, CHATHAM County

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 herein and in the capacity indicated: **Diane Woo, Member/Manager of Four Sisters Investments, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of the entity, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 3/22/2018

James M. Riddle
Notary Public

JAMES M. RIDDLE
printed or typed name of Notary Public

My Commission Expires: JUN 18, 2022

