

2018012209 00113

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 04/05/2018 01:18:30 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3398**PG: 506 - 507**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$NTC

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 2nd day of April, 2018, by and between,

GRANTOR	GRANTEE
STACEY LAYNE CAIN (unmarried) Mailing Address: 1707 Academy Street, Winston-Salem, NC 27103	STACEY LAYNE CAIN (unmarried); and, JERRY W. MARTIN (unmarried) as joint tenants with right of survivorship 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 3397, Page 1088, 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.

(Stacey Layne Cain) (SEAL)
Stacey Layne Cain

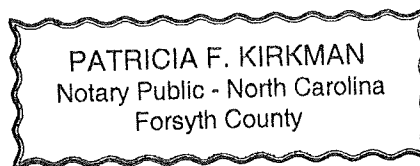
State of North Carolina, Forsyth County

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: **Stacey Layne Cain**

Date: 4-5-18

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of Notary Public



My Commission Expires: 4-29-19