

2018012410 00132FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$184.00**

PRESENTED & RECORDED

04/06/2018 11:50:50 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3398**PG: 1390 - 1392**

Excise Tax: \$184.00

Tax Info: PIN 6844-44-8926.00 / Tax Block 1809, Lot 113B

Mail deed & tax bills to: Grantee(s) @ 1706 E. Sprague Street, Winston-Salem, NC 27107

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 6 day of April, 2018 by and between

GRANTOR	GRANTEE
WILLIE E. CREMEDY, unmarried Grantor Address: 2225 Bradford Glen Circle Winston-Salem, NC 27107	LI'S BROTHER, LLC Grantee Address: 1706 E. Sprague Street Winston-Salem, NC 27107

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, all that certain lot, or parcel of land, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1141, Page 17. A map showing the above described property is recorded in Plat Book -, Page -.

submitted electronically by "Schell Law Office, PA"
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: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2018 AD VALOREM TAXES.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed X does or _____ does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

Willie E. Cremedy (SEAL)
WILLIE E. CREMEDY

SEAL-STAMP

A. GREGORY SCHELL
Notary Public, North Carolina
Forsyth County
My Commission Expires
September 27, 2019

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, A. GREGORY SCHELL, a Notary Public for the aforesaid County and State, do hereby certify that WILLIE E. CREMEDY, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes stated therein. Witness my hand and official stamp or seal, this the 6 day of April, 2018.

A. Gregory Schell
Notary Public: A. GREGORY SCHELL
Commission expires: 9/27/19

EXHIBIT A

BEGINNING at the eastern intersection of East Sprague Street and Willard Road (formerly Cedardale Avenue); running thence along south side of East Sprague Street, North 82° 29' East 88.5 feet to a point, thence continuing along the south side of East Sprague Street, North 77° 25' East 85.6 feet to a point in the south line of East Sprague Street; thence South 7° 00' East 118.88 feet to an iron stake in the north line of Willard Road, (formerly Cedardale Avenue); thence along the northern edge of Willard Road, the following courses and distances: North 80° 51' West 75 feet to a point; North 65° 56' West 75 feet to a point; North 43° 43' West 62.7 feet to the point and place of Beginning.

SAVE AND EXCEPT that approximately 124.62 square foot portion conveyed to City of Winston-Salem in the deed recorded at Book 1150, Page 932 in the office of the Register of Deeds of Forsyth County, North Carolina.

FOR FURTHER REFERENCE this is the greater portion of that property described in the deed recorded at Book 1141, Page 17 in the office of the Register of Deeds of Forsyth County and is currently designated as PIN 6844-44-8926.00 and as Tax Block 1809, Lot 113B in the office of the Forsyth County Tax Assessor.

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