

2018012745 00232

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$300.00

PRESENTED & RECORDED

04/09/2018 04:12:52 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SYLVIA TILLEY

DPTY

BK: RE 3398**PG: 2977 - 2979**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$300.00

Parcel Identifier No.: 6835-05-3802.00 (Block 0100, Lot 108)

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

Mail tax bills to Grantee: 134 Shady Boulevard, Winston-Salem, NC 27101

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

Brief description for the Index: meets and bounds, Shady Blvd. Lot 108, Block 0100

THIS DEED made this 9th day of April , 2018, by and between,

GRANTOR	GRANTEE
SUZANNE H. STEVENS (divorced)	JESSE A. HOGG (unmarried)
Mailing Address:	Mailing Address:
	134 Shady Boulevard, Winston-Salem, NC 27101

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 Winston Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Property Address: 134 Shady Boulevard, Winston-Salem, NC 27101

The property conveyed hereby does include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 1272, Page 1412 Forsyth County Registry. A map showing the above described property is recorded in Plat Book , Page .

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.

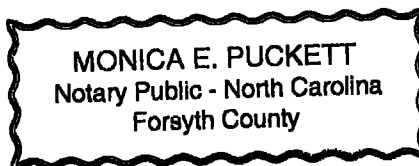
Suzanne H. Stevens (SEAL)
Suzanne H. Stevens

State of North Carolina, County of Forsyth

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: **Suzanne H. Stevens.**

Date: 4/6/18
Monica E. Puckett

Notary Public



My Commission Expires: 8/4/21

Monica E. Puckett
printed or typed name of notary public

Exhibit A

BEGINNING at the northeast corner of J. M. Doub's Lot 46 on Shady Boulevard and running West 95 feet to J. W. Bullard's corner; thence North with his line 57 feet to S. J. Boyles' line; thence East the same width to Shady Boulevard; thence southwardly with Shady Boulevard to the beginning, and being the Southern portion of the S. J. Boyles lot, the Deed to which is recorded in Register's office of Forsyth County, in Book 79 at page 471, including the use of an alleyway along the North line of Lot No. 46, as per the following clause in the deed from J. M. Doub to C. T. McCuiston, Deed Book No. 130, page 24, Register's office of Forsyth County, J. M. Doub, the party of the first part, hereby agrees to allow the party of the second part for his use and his heirs, executors and assigns forever the use of an alley beginning at the northwest corner of Lot No. 46 and extending eastwardly along the northern boundary of said lot to the southwest corner of herein lot conveyed to C. T. McCuiston, party of the second part, reference also made to a deed, recorded in Book 146 at page 154, Register's office of Forsyth County.

Tax Parcel Number: 6835-05-3802.00 (Block 0100, Lot 108)

Property Address: 134 Shady Boulevard, Winston-Salem, NC 27101

