

**2018015067 00174**

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

**\$98.00**

PRESENTED & RECORDED

04/25/2018 04:47:16 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

**BK: RE 3401**

**PG: 1329 - 1331**

**NORTH CAROLINA GENERAL WARRANTY DEED**

**Excise Tax:** \$98.00

**Tax Parcel Identification Number:** 6836-38-3323.000

**This instrument was prepared by:** Philip E. Searcy, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

**Return to:** Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

**Mail Tax Bill to:** 3021 Patterson Avenue, Winston-Salem, NC 27105

**Property Address:** 3021 Patterson Avenue, Winston-Salem, NC 27105

Brief description for the Index: Lot 21, Section "A" Bon Air Addition

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THIS DEED made this 25<sup>th</sup> day of April, 2018 by and between

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**GRANTOR**

TRUNG THAI NGUYEN and  
HOANG LAN NGO NGUYEN, husband and wife

1323 Pine Bluff Road  
Winston-Salem, NC 27103

**GRANTEE**

CRYSTAL HAIRSTON

3021 Patterson Avenue  
Winston-Salem, NC 27105

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 County of **FORSYTH**, State of North Carolina and more particularly described as follows:

**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.**

submitted electronically by "Craige Jenkins Liipfert & walker LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title reference, see the deed recorded in Book 3035 Page 2588, Forsyth County Registry.

THIS IS \_\_\_\_\_ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE

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 easements and restrictions of record, if any; and 2018 property taxes.

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

Trung Thai Nguyen (SEAL) Hoang Lan Ngo Nguyen (SEAL)  
TRUNG THAI NGUYEN HOANG LAN NGO NGUYEN

STATE OF N.C

COUNTY OF Forsyth

I, Amy Goodin, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Trung Thai Nguyen and wife Hoang Lan Ngo Nguyen either being personally known to me or proven by satisfactory evidence (said evidence being drivers license), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 25<sup>th</sup> day of April, 2018.

Amy Goodin  
Notary Public  
Name: Amy Goodin  
My Commission Expires: 3/14/2023

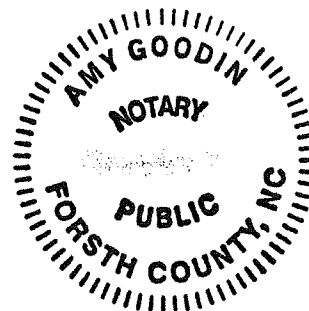


EXHIBIT "A"  
PROPERTY DESCRIPTION

BEGINNING at an iron stake on the east side of Patterson Avenue 350 feet north of the northeast intersection of Patterson Avenue and 30<sup>th</sup> Street; thence East parallel with 30<sup>th</sup> Street 159 feet to an iron stake in the west line of 15 foot alley; thence North along the west side of said alley 50 feet from an iron stake; thence West along the south side line of Lot No. 22 and parallel with 30<sup>th</sup> Street 153 feet to an iron stake on the east line of Patterson Avenue; thence South along the east line of Patterson Avenue 50 feet to the place of BEGINNING, being Lot No. 21, Section "A" Bon Air Addition.