

2018015243 00173

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

\$48.00
PRESENTED & RECORDED
04/26/2018 04:01:09 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3401
PG: 2210 - 2211

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$48.00

Parcel Identifier Number: 6834-06-6345 Tax ID or Block & Lot: BLOCK 0969 LOT 039

Mail/Box to: Grantee at 3455 Polo Road, Suite 103, Winston Salem, NC 27106

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot 39 of Bahnson Place

THIS DEED made this April 26, 2018 by and between

GRANTOR	GRANTEE
Wayne Grey Johnson	Polo Partners LLC
Grantor Address:	Buyer Address:
3257 Stockton Street Winsotn Salem, NC 27127	3455 Polo Road, Suite 103 Winston Salem, NC 27106
	Property Address: 713 W Sprague Street Winston Salem, NC 27107

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 or near the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

Being Known and Designated as Lot 39 as shown on the plat of BAHNSON PLACE, as recorded in Plat Book 1 at Page 41 in the Office of the Register of Deeds of Forsyth County, North Carolina to which reference is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in .

A map showing the above described property is recorded in Plat .

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

___ / ___ THIS PROPERTY DOES DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

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.

Wayne Grey Johnson (SEAL)
Wayne Grey Johnson

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Wayne Grey Johnson personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 26 day of April, 2018.

My Commission Expires: 10/3/22

Brian H. Elam
Brian H. Elam, Notary Public

