

**2018024783 00051**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$57.00**

PRESENTED &amp; RECORDED

06/29/2018 09:12:40 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS

ASST

**BK: RE 3412****PG: 2912 - 2914****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$57.00

Primary Residence: No

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_Mail To: GranteeThis instrument was prepared by: Randall L. Perry, Attorney at Law

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 27<sup>th</sup> day of June, 2018, by and between**GRANTOR**RICKY H. GOBBLE  
AND WIFE,  
MARLYN KAY GOBBLE  
400 GOBBLE LANE  
WINSTON-SALEM, NC 27107**GRANTEE**SALEM 2018021415 TRUST  
A NORTH CAROLINA  
LAND TRUST  
124-B FIVE FORKS STREET  
KING, NC 27021

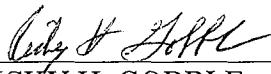
The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

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**, North Carolina and more particularly described as follows:**SEE ATTACHED EXHIBIT "A"**NC Bar Association Form No.3 © 1976, Revised © 1977, 2002  
Printed by Agreement with the NC Bar Association - 1981James Williams & Co., Inc.  
[www.JamesWilliams.com](http://www.JamesWilliams.com)Submitted electronically by "The Law Offices of Randall L. Perry, PLLC"  
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:

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

 (SEAL)  
RICKY H. GOBBLE

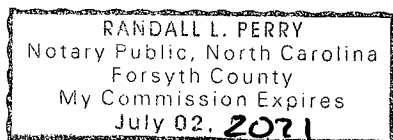
 (SEAL)  
MARLYN KAY GOBBLE


---

State of North Carolina - County of Forsyth

I, Randall L. Perry a Notary Public of the County stated above, certify that RICKY H. GOBBLE AND MARLYN KAY GOBBLE personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principles' photograph in the form of a driver's license, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 27<sup>th</sup> day of June, 2018.



  
Randall L. Perry, Notary Public

My Commission Expires: 7-2-2021

---

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

\_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County

By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

## **EXHIBIT A**

BEING known and designated as Lot Two (2), Block "E" as shown on a plat of the "C.F. Nissen property" by Paul King, C.E., recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 3, Page 11, to which reference is hereby made for a more definite and complete description. There is excepted from this conveyance five (5) feet from the western end of the front boundary line of Marne Street, and extending north that width along the western boundary line of this lot (lot 2) to a point in the northern boundary line of this lot (lot 2) making this conveyance a lot with a forty-five (45) foot front on Marne Street.

This conveyance is also made subject to whatever rights the Railroad spur tract may have shown on said plat.

Being the same property as described as "Tract 1" in Book 3280 Page 3267.

Property Address: 1329 Marne Street, Winston Salem, NC 27107