



2018033025 00129

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$343.00

PRESENTED & RECORDED:
08-24-2018 02:08:35 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: EVELYN R. OIXON
DPTV

BK: RE 3421
PG: 3904-3906

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$343.00

Parcel Identifier No: 6834-37-6141.00 (Block 0710 Lot 003)
Return after recording to: Box 144
Mail tax bills to Grantee: 2112 S. Main Street, Winston Salem, NC 27127
This instrument was prepared by: Robert W. Porter
Brief description for the Index: 6834-37-6141.00 (Block 0710 Lot 003)

THIS DEED made this _____ day of August, 2018 by and between,

<p>GRANTOR</p> <p>SAINÉ PROPERTIES, LLC A North Carolina limited liability company</p>	<p>GRANTEE</p> <p>JILL STRICKLIN 2112 S. Main Street, Winston Salem, NC 27127</p>
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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, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto

Parcel Identifier No: 6834-37-6141.00 (Block 0710 Lot 003)
Property Address: 2112 S. Main Street, Winston Salem, NC 27127

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does does not include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Deed Book 3275, Page 417, Forsyth County Registry
A map showing the above described property is recorded in Plat Book ____ Page ____

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.

Saine Properties, LLC

By *Michael A. Saine* (SEAL)
Member/Manager

North Carolina, FORSYTH County

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 therein and in the capacity indicated:

MICHAEL A. SAINÉ, Member/Manager of Saine Properties, LLC a North Carolina limited liability company, and that by authority duly given and as the act of the company, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 8/24/2018

Karen E. Jones
signature of Notary Public

KAREN E. JONES
printed or typed name of Notary Public

My commission expires: 11/14/22

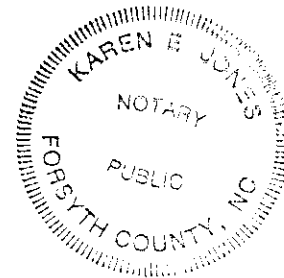


EXHIBIT "A"

BEGINNING at an iron stake at the southeast corner of Michael D. Carter as described in Book 1842, Page 487, Forsyth County Registry, said iron also being located in the western right-of-way line of South Main Street, and running thence along the western right-of-way line of South Main Street, South $04^{\circ} 39'$ East 63.04 feet to an iron stake at the northeast corner of John A. Sullivan (Book 1604, Page 334); thence with Sullivan's north line, South $85^{\circ} 15' 20''$ West 196.22 feet to an iron in the right-of-way line of Rawson Street; thence along said right-of-way line North $18^{\circ} 52' 20''$ West 65.31 feet to an iron; thence North $84^{\circ} 47'$ East 9.78 feet to an iron at the southwest corner of Rev. V.M. Swaim (Plat Book 9, Page 196); thence with the south line of Swaim and Michael D. Carter, North $85^{\circ} 21' 40''$ East 202.48 feet to an iron in the western right-of-way line of South Main Street, the point and place of BEGINNING, all according to a survey by Michael E. Gizinski, R.L.S., dated November 30, 1995.