

**2018033101 00205**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$55.00**

PRESENTED &amp; RECORDED

08/24/2018 04:15:21 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

**BK: RE 3421****PG: 4355 - 4357**

Submitted electronically by "Craig 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.

**NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax:** \$55.00**Tax Parcel Identification Number:** 6836-38-3413.000

**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:** Craig Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**Mail Tax Bill to:** 3035 N. Patterson Avenue, Winston-Salem, NC 27105**Property Address:** 3035 N. Patterson Avenue, Winston-Salem, NC 27105

Brief description for the Index: Lot 23, Section "A" Bon Air Addition

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 THIS DEED made this 24<sup>th</sup> day of August, 2018 by and between
 

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**GRANTOR**

MCGUIRE BUILDING COMPANY, LLC

 PO Box 1716  
 Clemmons, NC 27012
**GRANTEE**

CRYSTAL ARLENE HAIRSTON, Single

 3035 N. 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.**

**Grantor is conveying this property as part of the dissolution and winding down of the company.**

For back title reference, see the deed recorded in Book 2445 Page 1368, Forsyth County Registry.

**THIS IS NOT 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.

MCGUIRE BUILDING COMPANY, LLC

By: *Danny L. McGuire* (SEAL)  
Danny L. McGuire, Member/Manager

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, Amy Goodin, a Notary Public of the County of Forsyth and State of North Carolina, certify that Danny L. McGuire, either being personally known to me or proven by satisfactory evidence (said evidence being drivers license), who is the Member/Manager of McGuire Building Company, LLC personally appeared before me this day and acknowledged that he is the Member/Manager of McGuire Building Company, LLC and that as the Member/Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 24<sup>th</sup> day of August, 2018.

*Amy Goodin*  
Notary Public - Amy Goodin

My Commission Expires: March 14, 2023

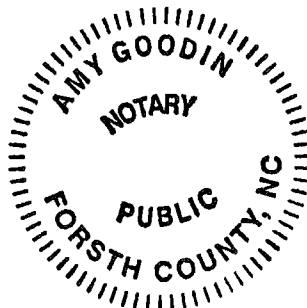


EXHIBIT "A"  
PROPERTY DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot 23 as shown on Map of Bon Air Addition, Section A, recorded in Plat Book 3, at Page 82 ½ and also designated as Lot 23 on the Map of Bon Air Greenway Place, Section A, recorded in Plat Book 3, Page 25, in the Office of the Register of Deeds, Forsyth County, North Carolina.