

2018037308 00116

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
09/26/2018 01:33:35 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3426
PG: 2801 - 2805

Excise Tax \$0.00

Recording Time, Book and Page

Parcel Identifier No. 6834867928000, 6834955323000, 6834955166000, 6837552986000, 6844372224000, 6834912456000, 6844242170000, 6844147973000, 6844434828000, 6855004037000, 6844675208000

Verified by _____ County on the _____ day of _____, 20_____

HOLD FOR BRINKLEY WALSER STONER, PLLC, P.O. Box 1657, Lexington, NC 27293

This instrument was prepared by Ryan V. McNeill, Attorney at Law, P. O. Box 1657, Lexington, NC 27293

Brief Description for the index

Tracts

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made the 19th day of September, 2018, by and between:

GRANTOR

Dennie F. Fish and Sharon Fish Crowder, Co-Trustees of the Frank L. Fish and wife Quenieth L. Fish Trust Agreement dated September 23, 1992
843 Country Lane
Winston-Salem, NC 27107

GRANTEE

Sharon Fish Crowder and husband Charles C. Crowder
843 Country Lane
Winston-Salem, NC 27107

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 Winston Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

DEED PREPARATION ONLY, NO TITLE OPINION RENDERED

submitted electronically by "Brinkley Walser Stoner, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

This conveyance does include the personal residence of the Grantors.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book ___ Page ___.

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.

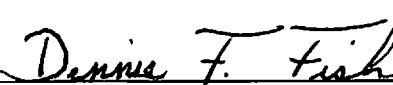
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

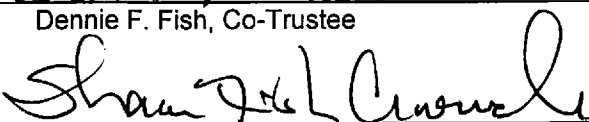
Title to the property hereinabove described is subject to the following exceptions:

All easements, rights-of-ways, restrictions, and reservations of record.

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.

**Frank L. Fish and wife Quenieth L. Fish Trust Agreement dated
September 23, 1992**

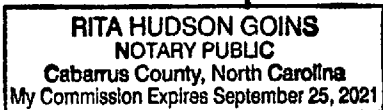
By:  (SEAL)
Dennie F. Fish, Co-Trustee

By:  (SEAL)
Sharon Fish Crowder, Co-Trustee

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

I, Rita Hudson Goins, a Notary Public of the state of North Carolina, do hereby certify that **Dennie F. Fish** personally appeared before me and acknowledged to me that they voluntarily executed the foregoing instrument as Co-Trustee of the Frank L. Fish and wife Quenieth L. Fish Trust Agreement dated September 23, 1992.

This the 19th day of September, 2018.

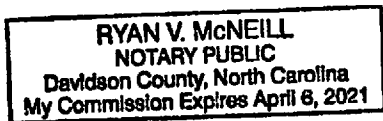


Rita Hudson Goins
Notary Public

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

I, Ryan V. McNeill, a Notary Public of the state of North Carolina, do hereby certify that **Sharon Fish Crowder** personally appeared before me and acknowledged to me that they voluntarily executed the foregoing instrument as Co-Trustee of the Frank L. Fish and wife Quenieth L. Fish Trust Agreement dated September 23, 1992.

This the 26th day of September, 2018.



Ryan V. McNeill
Notary Public

EXHIBIT "A"**Tract One (Parcel #6834867928000)**

BEING KNOWN and designated as Lot Numbers 27 and 28 as shown on the Map of A.E. Holton Place, as recorded in Plat Book 2, Page 9A in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

REFERENCE: Deed Book 1886, Page 1708. 17 E 2049.

Tract Two (Parcel # 6834955323000)

BEGINNING at an iron at the corner of Lots 102 and 101 of Block 743, Forsyth County Tax Map in the line of Devonshire Street; thence in an easterly directly with the south line of Devonshire Street 50 feet to an iron stake at the northwest corner of Lot 103; thence in a southerly direction with the west line of lot 103 150 feet to an iron stake in the north line of a 15 foot alley; thence in a westerly direction with the north line of said 15 foot alley, 50 feet to an iron stake at the corner of Lots 102 and 101; thence in a northerly direction with the west line of said Lot 101, 150 feet to the point of beginning.

Being known as Lot 102, Block 743, Forsyth County tax map.

REFERENCE: Deed Book 1759, Page 2598 (the eastern ½ of said total described tract). 17 E 2049.

Tract Three (Parcel # 6834955166000)

BEGINNING on the North side of Goldfloss Street at a point which is 104 feet eastwardly from Frances Street (Dean Street), at the Southeast corner of Lot No. 113, Block 743, as shown on Forsyth County Tax map, and running thence along and with the Northern line of Goldfloss Street 50 feet to a point which is the Southwest corner of Lot 111, Block 743, as shown on Forsyth County Tax Map; running thence along and with the western line of said Lot 111, Northwardly 150 feet to a point in the southern line of an alley, thence Westwardly and with the Southern line of said alley 50 feet to the Northeastern corner of said Lot 113, running thence Southwardly with the Eastern line of said Lot 113, 150 feet to the point of Beginning. The above described property is shown on Forsyth County Tax Map as Lot 112, Block 743, Winston Township.

REFERENCE: Deed Book 1759, Page 2614. 17 E 2049.

Tract Four (Parcel # 6837552986000)

Lying and being in Winston-Township, Forsyth County, North Carolina, and being known and designated as Lot No. 382, as shown on the Map of Montview, as recorded in Plat Book 1, page 106, in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description of said property.

REFERENCE: Deed Book 1759, Page 2610. 17 E 2049.

Tract Five (Parcel # 6844372224000)

BEING KNOWN AND DESIGNATED as Lot 1 as shown on the Map of The William J. Fishel Property as recorded in Plat Book 12, Page 16 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

REFERENCE: Deed Book 1857, Page 1418. 17 E 2049.

Tract Six (Parcel # 6834912456000)

BEING known and designated as Lot 34 of the Mary A. Gough Property, located in Broadbay Township near Union Ridge Church. For a more particular description of the property reference is hereby made to plat of Mary A. Gough property as recorded in Plat Book 7, Page 86, office of the Register of Deeds of Forsyth County, N.C.

REFERENCE: Deed Book 1759, Page 2604. 17 E 2049.

Tract Seven (Parcel # 6844242170000)

Being known and designated as Lot No. 11 as shown on the Map of Carlton Bluff, as recorded in Plat Book 8 at Page 89 in the Office of the Register of Deeds of Forsyth County, North Carolina to which Map reference is hereby made for a more complete description.

REFERENCE: Deed Book 1759, Page 2602. 17 E 2049.

Tract Eight (Parcel # 6844147973000)

Tract NO. 1:

Beginning at a point on the southwest side of an unnamed side Street 60 feet from the Southwest corner of Clover Street (or Clemmonsville Road) and running southeastwardly 185 feet to a stake, thence westerly 160 feet to R.O. Bullard's line, thence northward, along his line 104 feet to the place of BEGINNING, being one-half of a triangular shaped lot. Being shown as Lot 1 on a map of the Property of S.E. Rights recorded in Deed Book 115, Page 256.

Tract No. 2

BEING KNOWN and designated as Lot No. 1 as shown on the plat of R.O. Bullard Property recorded in Plat Book 5, Page 106 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference which is hereby made for a more particular description.

Except such portion as lies within the right of way of Clemmonsville Road as conveyed to the City of Winston-Salem. After conveyance of City right-of-way, remainder of said tract is referred to in Forsyth County Tax map as 1B, Tax Block 1614.

REFERENCE: Deed Book 1759, Page 2588. 17 E 2049.

Tract Nine (Parcel # 6844434828000)

Being known and designated as Lot No. 6 on the Map of Mrs. Katherine Shore and Mrs. Carl E. Hine Property, said map recorded in the Office of the Register of Deeds of Forsyth County, NC in Plat Book 13, Page 21. Said lot fronts on the northern side of Granite Street, 90 feet and extends back on the eastern line 279 feet and on the western line 275.9 feet and being 50 feet in width on the rear line.

REFERENCE: Deed Book 1759, Page 2616. 2017 E 2049.

Tract Ten (Parcel # 6855004037000)

BEING KNOWN and designated as Lots Nos. 8 and 9B, as shown on the Map of Park View Acres, which said map is recorded in the Office of the Register of Deeds of Forsyth County, NC in Plat Book 16, Page 233, to which map reference is hereby made for a more particular description.

REFERENCE: Deed Book 1759, Page 2582. 2017 E 2049.

Tract Eleven (Parcel # 6844675208000)

BEGINNING at a point on the south side of Waughtown Street, the northeast corner of Lot No. 14 as shown on the map hereinafter referred to; running thence along the south side of Waughtown Street North 56° 17' East 50 feet to a point; thence South 35° 41' East 136.39 feet to a point; thence South 56° 10' West 50 feet to a point; thence North 35° 41' West 135.62 feet to the place of BEGINNING. This property is out of the eastern side of Lot No. 14 and the western side of Lot No. 15 as shown on the map of M.D. Smith Estate, plate of said property recorded in Plat Book 2, Page 35-A, office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

REFERENCE: Deed Book 1759, Page 2612. 2017 E 2049.