

2018039503 00113
 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$470.00
 PRESENTED & RECORDED
 10/11/2018 02:33:55 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: EVELYN R. DIXON
 DPTY
BK: RE 3429
PG: 389 - 391

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$470.00

Parcel Identifier No. 5896-72-7891.000

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

By: _____

Mail/Box to: Grantee at: 4980 Chestnut Hill Ln, W-S, NC 27106

This instrument was prepared by: Heather Kiger Law, PLLC

Brief description for the Index: Metes/Bounds, Forsyth County, North Carolina

THIS DEED made this 8th day of October, 2018, by and between

GRANTOR	GRANTEE
<p>ELIZABETH A. NEWSOME, Unmarried</p> <p>FORWARDING ADDRESS:</p> <p>PROPERTY ADDRESS IS <u>X</u> IS NOT _____ GRANTOR'S PRIMARY RESIDENCE</p>	<p>ZOI TAYLOR OUELLETTE AND SPOUSE VICTORIA ELIZABETH OUELLETTE</p> <p>PROPERTY ADDRESS: <u>4980 Chestnut Hill Lane</u> <u>Winston-Salem, NC 27106</u></p>

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

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, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2018 and subsequent years.

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

 (SEAL)
ELIZABETH A. NEWSOME

State of North Carolina - County of Forsyth

I, Diana S. Clinard, a Notary Public of Guilford County, State of North Carolina, certify that **ELIZABETH A. NEWSOME** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 8th day of October, 2018.

Diana S. Clinard
Notary Public
Guilford County, NC
My Commission Expires 02-18-2020

 Notary Public

My Commission Expires: 2/18/20

(SEAL)

EXHIBIT "A"

A TRACT OR PARCEL OF LAND IN THE COUNTY OF FORSYTH, AND STATE OF NORTH CAROLINA, IN THE TOWNSHIP, DESCRIBED AS:

BEGINNING AT AN IRON STAKE IN THE NORTHEAST CORNER OF WILLIAM FRED NIXON (BOOK 1005 PAGE 504), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF JOHN A. FULK, JR. ET. AL. (BOOK 1675 PAGE 4030), SAID POINT ALSO BEING LOCATED THE FOLLOWING TWO COURSES FROM THE SOUTHWEST CORNER OF MADGELLE C. BEAN'S TRACT AS DESCRIBED IN BOOK 1373 PAGE 557: NORTH 03 DEGREES 10 MINUTES 03 SECONDS EAST 224.90 FEET TO AN IRON STAKE. NORTH 03 DEGREES 16 MINUTES 51 SECONDS EAST 378.22 FEET TO THE BEGINNING POINT; THENCE FROM SAID BEGINNING POINT WITH THE EAST LINE OF FULK NORTH 03 DEGREES 00 MINUTES 00 SECONDS EAST 199.23 FEET TO AN IRON STAKE, THENCE WITH THE EAST LINE OF THURMAN T. MYERS (BOOK 921 PAGE 19) NORTH 03 DEGREES 16 MINUTES 24 SECONDS EAST 100.0 FEET TO AN IRON STAKE, THENCE SOUTH 65 DEGREES 38 MINUTES 21 SECONDS EAST 203.17 FEET TO AN IRON STAKE, THENCE SOUTH 15 DEGREES 04 MINUTES 36 SECONDS WEST 210.0 FEET TO AN IRON STAKE, THENCE 83.59 FEET ALONG A COUNTERCLOCKWISE ARC HAVING CHORD MEASUREMENT OF SOUTH 64 DEGREES 24 MINUTES 07 SECONDS WEST 73.0 FEET (DELTA = 101 DEGREES 54 MINUTES 00 SECONDS, R = 47.00 FEET) TO AN IRON STAKE. THENCE NORTH 76 DEGREES 32 MINUTES 53 SECONDS WEST 93.03 FEET TO THE BEGINNING, CONTAINING 1.00 ACRE ACCORDING TO SURVEY BY OTIS A. JONES, RLS, DATED MARCH 15, 1994; TOGETHER WITH A TEMPORARY ACCESS EASEMENT EXTENDING FROM MEADOWLARK DRIVE OVER AN EXISTING GRAVEL DRIVE TO SAID 1.00 ACRE TRACT. SAID EASEMENT SHALL EXIST AND CONTINUE UNTIL SUCH TIME AS A NEW SUBDIVISION STREET PROVIDING ACCESS TO THE ABOVE DESCRIBED 1.00 ACRE TRACT IS DEDICATED TO PUBLIC USE.

P.I.D#: 5896-72-7891.00