

2018040932 00105FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$316.00**

PRESENTED & RECORDED

10/22/2018 02:13:40 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SYLVIA TILLEY

DPTY

BK: RE 3430**PG: 3504 - 3506****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$316.00

Parcel Identifier No.: 6835-05-3802.00 (Block 0100, Lot 108)

Return after recording to: Kangur & Porter, LLP 2150 Country Club Rd., Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 539 Power Plant Circle, Apt. 242, Winston-Salem, NC 27101

This instrument was prepared by: T. Thomas Kangur, Jr.

Brief description for the Index: meets and bounds, Shady Blvd. Lot 108, Block 0100

THIS DEED made this 22nd day of October, 2018, by and between,

GRANTOR	GRANTEE
<p data-bbox="329 1123 570 1192">JESSE A. HOGG (unmarried)</p> <p data-bbox="220 1220 680 1276">Mailing Address: 3870 Redbud Road, Haw River, NC 27258</p>	<p data-bbox="889 1123 1406 1192">EDWARD ST. AMAND, III and wife, ELIZABETH ST. AMAND</p> <p data-bbox="821 1220 1479 1276">Mailing Address: 539 Power Plant Circle, Apt. 242, Winston-Salem, NC 27101</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 Winston Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Property Address: 134 Shady Boulevard, Winston-Salem, NC 27101

The property conveyed hereby does include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3398, Page 2977 Forsyth County Registry.

Submitted electronically by "Kangur & Porter, LLP"
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: **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.

Jesse A. Hogg by; Jennier A. Hogg, AIP (SEAL)

State of North Carolina, County of Alamance

I, Joseph J. Olejar IV, a Notary Public of Forsyth County, North Carolina hereby certify that, Jennifer A. Hogg, Attorney in-Fact for Jesse A. Hogg personally appeared before me this day, and being duly sworn, says that he executed the foregoing and annexed instrument for and on behalf of Jesse A. Hogg and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in **Book 3420, Page 3520**, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; and that said Jennifer A. Hogg acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of said Jesse A Hogg.

I further certify that I am not a party to the attached instrument.

10/17/2018

Joseph J. Olejar IV
Notary Public

Joseph J. Olejar IV
printed or typed name of notary public

JOSEPH J OLEJAR IV
Notary Public, North Carolina
Alamance County
My Commission Expires
March 30, 2022

My Commission Expires: 3-30-2022

Exhibit A

BEGINNING at the northeast corner of J. M. Doub's Lot 46 on Shady Boulevard and running West 95 feet to J. W. Bullard's corner; thence North with his line 57 feet to S. J. Boyles' line; thence East the same width to Shady Boulevard; thence southwardly with Shady Boulevard to the beginning, and being the Southern portion of the S. J. Boyles lot, the Deed to which is recorded in Register's office of Forsyth County, in Book 79 at page 471, including the use of an alleyway along the North line of Lot No. 46, as per the following clause in the deed from J. M. Doub to C. T. McCuiston, Deed Book No. 130, page 24, Register's office of Forsyth County, J. M. Doub, the party of the first part, hereby agrees to allow the party of the second part for his use and his heirs, executors and assigns forever the use of an alley beginning at the northwest corner of Lot No. 46 and extending eastwardly along the northern boundary of said lot to the southwest corner of herein lot conveyed to C. T. McCuiston, party of the second part, reference also made to a deed, recorded in Book 146 at page 154, Register's office of Forsyth County.

Tax Parcel Number: 6835-05-3802.00 (Block 0100, Lot 108)

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