



2018045856 00158

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$25.00

PRESENTED & RECORDED:
11-29-2018 02:13:39 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: EVELYN R. DIXON
DPT

BK: RE 3436
PG: 1301-1303

Original To: Jennifer Willard

Drafted by:
Josh Dillingham

NO TITLE OPINION EXPRESSED
OR EXPRESSED

Mail after recording to:
GRASAM, Inc.
1119 Forest lane
Thomasville, NC 27360

Tax Block/Lot
1551/20, 21, & 22

Pin Id Number:
6845-49-4413.000

Mail future tax bills to:
GRASAM, Inc.
1119 Forest Lane
Thomasville, NC 27360

Excise Tax: \$25.00

Recording Date, Time, Book, Page

LIMITED
FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED
This deed made this 30th day of August 2018 by and between

Grantor

Josh L. Dillingham

Grantee

GRASAM, Inc.

The designations Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, 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 in Forsyth County, North Carolina, more particularly described as:

See Exhibit "A" attached hereto

Property Address: O Chandler Street, Winston-Salem, NC 27107
(Forsyth County, North Carolina, Middlefork Township)

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2012, Page 1655-1655, Forsyth County Registry.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

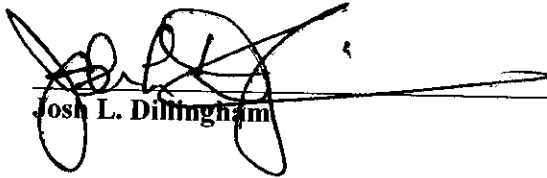
Title to the property herein described is subject to the following exceptions:

Power, telephone, and utility easements of record or those visible upon the ground, if any; restrictions of record.

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 the Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable, ~~free and clear of all encumbrances~~, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

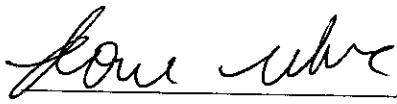
Grantee acknowledges property is subject to liens and taxes owed on the property, and accepts property as-is with encumbrances as of today
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above.

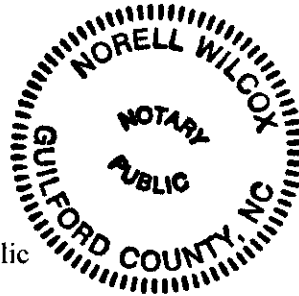
 (SEAL)
Josh L. Dillingham

STATE OF NORTH CAROLINA - Guilford County

I, Norell Wilcox
~~Josh L. Dillingham~~, a Notary Public of Guilford County, NC, do hereby certify that Josh L. Dillingham personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 31 day of October 2018.

My commission expires May 18, 2021.

 Notary Public



The foregoing certificate of _____ is certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____, Register of Deeds for Davidson County

by _____, Assistant Register of Deeds

Exhibit "A"

Situate on the west side of Chandler Street in Motor Heights No. 2 in the City View Section three miles east of Winston-Salem, N.C., beginning at a stake on the west side of Chandler Street the S.W. corner of Raymond Fulp's Lot No. 23, t
hence in a westwardly direction along Chandler Street 150 feet to a stake in R. Lee Angel's line, thence northwardly along said Angel's line 170 feet to a stake, thence south 65 degrees 21' east 239 feet to a stake in the N.E. corner of Lot No. 23 owned by Raymond Fulp, thence along the line of Lot No. 23, 144 feet to the place of beginning.

For a more particular description reference is made to Lots No. 20, 21, and 22 which are recorded in the Office of the Register of Deeds for Forsyth County, N. C. in Plat Book No.3, Page 73a.

** The previous deed (Book 1637, page 3729) was conveyed to Barbara F. Wolfe under a Power of Attorney granted to her by her mother. The Power of Attorney (Book 1335, Page 1266) did not contain the authority to make gifts of property without consideration. However, this situation was corrected by the estate proceedings of Cleatie C. Fulp, see Forsyth County estate file No. 1998E0-3.

The above land was conveyed to Grantor by Cleatie C. Fulp (see Nook no. 1637, Page No. 3729).