



2018047386 00038

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$116.00

PRESENTED & RECORDED:
12-12-2018 09:29:55 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3437
PG: 4481-4482

TAX ID NUMBER: 6836-84-2702.00, 6845-18-4334.00, 6836-74-2763.00

PREPARED BY: David A. Wallace

RETURN TO: Box 60

Mail Future Tax Bills To: Grantee at 202 Holder Street, Randleman, NC 27317

Excise Tax \$116.00

NORTH CAROLINA)

)

FORSYTH COUNTY)

GENERAL WARRANTY DEED

THIS DEED made this **11** day of December, 2018 by **Zachary S. Yale** and wife, **Debra P. Yale, Wayne C. James** and wife, **Lavon R. James** (hereinafter referred to as "Grantor") to **2nd Chance Residential, LLC** (hereinafter referred to as "Grantee").

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.

That the Grantor, for 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 described as follows:

BEING KNOWN AND DESIGNATED as all of Lot 142 as shown on the map of FAIRVIEW HEIGHTS, ANDREWS ADDITION TO FAIRLAWN PLAT #2" as recorded in Plat Book 8 at Page 88 in the Office of the register of Deeds of Forsyth County, North Carolina, reference to which Plat is hereby made for a more particular description.

Address: 1602 East 23rd Street, Winston-Salem, NC 27105

BEING KNOWN AND DESIGNATED as all of Lot 65 as shown on the map of SKYLAND PARK, SECTION TWO as recorded in Plat Book 21 at Page 77 in the Office of the register of Deeds of Forsyth County, North Carolina, reference to which Plat is hereby made for a more particular description.

Address: 866 Rankin Street, Winston-Salem, NC 27101


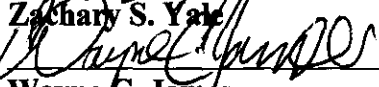
Beginning at an iron stake on the south side of 23rd Street, said stake being Eastwardly 50 feet from the Southeast intersection of Claremont Avenue and 23rd Street, said stake also being the Northeast corner of Lot 1 on the hereinafter mentioned plat; thence southwardly 150 feet to an iron stake in an alley, the Southeastern corner of said Lot 1; thence Eastwardly 48 feet to an iron stake, said stake being 2 feet Westwardly from the Southeast corner of Lot 3 on the hereinafter mentioned plat; thence Northwardly 150 feet to an iron stake on the South side of 23rd Street, said stake being Westwardly 2 feet from the Northwest corner of Lot 3 on the hereinafter mentioned plat; thence along the south side of 23rd Street 48 feet to the place of BEGINNING, being known and designated as the greater portion of Lot 2 on the Map of FAIRVIEW HEIGHTS, ANDREWS ADDITION as recorded in Plat Book 3 at page 27A, in the Office of the register of Deeds of Forsyth County, North Carolina, reference to which Plat is hereby made for a more particular description.


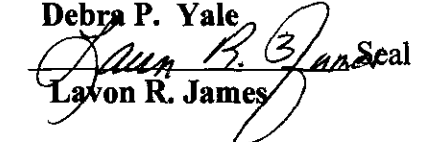
Address: 1404 E 23rd Street, Winston -Salem, NC 27105

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 herein above described is subject to the following exceptions: Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal as of the day and year stated below.

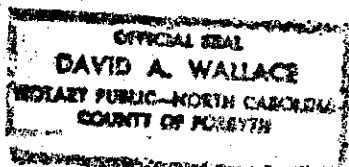

Zachary S. Yale Seal

Wayne C. James Seal

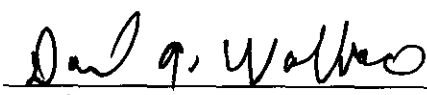

Debra P. Yale Seal

Lavon R. James Seal

STATE OF NORTH CAROLINA - County of Forsyth

I, David A. Wallace, a Notary Public of Forsyth County, North Carolina certify that **Zachary S. Yale, Debra P. Yale, Wayne C. James, and Lavon R. James** personally appeared before me this day and acknowledge the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 11 day of December, 2018.

SEAL




David A. Wallace, Notary Public

My Commission Expires: 11/29/2019