



2019007896 00067

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$150.00

PRESENTED & RECORDED:  
03-07-2019 12:11:58 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: EVELYN R. DIXON  
DPT

BK: RE 3449  
PG: 83-84

Original To: Joseph Stancil

Excise Tax: \$150.00  
Parcel Identification Number: 6845-47-0121-000

Recording Time, Book and Page

Mail after recording to:  
Grantee

THIS INSTRUMENT WAS PREPARED BY: JASON W. WENZEL  
BRIEF DESCRIPTION FOR THE INDEX: Mount Vernon Avenue, Winston Salem, NC

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED IS MADE THIS THE 7 DAY OF MARCH, 2019, BY AND AMONG THE FOLLOWING:

**GRANTOR:**

RAYMOND J. PERKINS, JR. and wife, SUE W. PERKINS  
138 Beauchamp Road  
Advance, North Carolina 27006

**GRANTEE:**

COLONIAL DIGITAL MEDIA, INC.  
A North Carolina corporation  
1009 S Pollock Street  
Selma, North Carolina 27576

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 Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all of Grantors' interest in that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Lying and being East of the City of Winston-Salem, North Carolina, being known and designated as Lot No. 41 and the Northern portion of Lot No. 40, not included in right of way to The State Highway and Public Works Commission, as shown on the Map of Masten Park, Section 3. Map of same recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 7, page 42, to which map reference is hereby made for a more complete description.

For chain of title, see Book 1356, page 1733, Forsyth County Registry.

This is not the primary residence of Grantors.

TO HAVE AND TO HOLD all of Grantors' interest in the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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: ad valorem taxes for the current and subsequent years.

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

Raymond J. Perkins (SEAL)  
Raymond J. Perkins, Jr.

Sue W. Perkins (SEAL)  
Sue W. Perkins

NORTH CAROLINA  
Davie COUNTY

I, Valerie Nichols, a Notary Public of the County and State aforesaid, certify that Raymond J. Perkins, Jr. and wife, Sue W. Perkins, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 7 day of March, 2019.

My commission expires: 12-27-22

[Signature]  
Notary Public

VALERIE NICHOLS  
Notary Public  
North Carolina  
Davie County