

2019012125 00151FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$38.00**

PRESENTED & RECORDED

04/05/2019 02:04:48 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3453**PG: 3352 - 3353****NORTH CAROLINA
GENERAL WARRANTY DEED**Excise Tax: \$ 38.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **6827-48-0754.000**

Mail after recording to:

This instrument was prepared by: Bunch & Associates, PLLC-309 Upton Street, Winston-Salem, NC 27103

THIS DEED made this 2nd day of March, 2019 by and between**GRANTOR**Ada S. Lyles (widow)
540 Ramblewood Drive
Fayetteville, GA 30214**GRANTEE**Elmwood Property Solutions, Inc.
a North Carolina corporationProperty Address:
4953 Wilkes Drive
Winston-Salem, NC 27106

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 and more particularly described as follows:

Tract One: 90 feet on the Eastern Line of Washington (Now Wilkes Drive) and of that width extending back between parallel lines 125 feet. Being designated as Lot Nos. 27, 28, 29 and 30 Block 1, Washington Park Section, Recorded in Plat Book 4, Page 185.

submitted electronically by "Bunch & Associates"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 0984, Page 481, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 4, Page(s) 185, and referenced within this instrument.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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 hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Ada S. Lyles _____ (SEAL)
Ada S. Lyles

_____ (SEAL)

STATE OF Georgia
COUNTY OF Fayette

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Ada S. Lyles

Witness my hand and official stamp or seal, this the 2 day of March, 2019.

My Commission Expires: 06/15/2021

Larry Copeland Sr
Notary Public

Print Notary Name: Larry Copeland Sr

(SEAL) Larry Copeland Sr
NOTARY PUBLIC
Fayette County, GEORGIA
My Comm. Expires 06/15/2021