

2019019678 00062

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$484.00

PRESENTED & RECORDED
05/28/2019 12:06:31 PM

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

BK: RE 3462
PG: 1546 - 1548

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 484.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 5896-72-7891.000

Mail after recording to: GRANTEE @ ADDRESS BELOW

This instrument was prepared by: CLINT CALAWAY

*Clint Calaway, a licensed North Carolina attorney, Delinquent taxes, to be paid by the closing attorney to the county tax collector upon disbursement closing proceeds.

THIS DEED made this 22 day of May 2019 by and between

GRANTOR

ZOI TAYLOR OUELLETTE and spouse, VICTORIA ELIZABETH OUELLETTE
14100 E. 106TH ST N., APT. 802
OWASSO, OK 74055

GRANTEE

KATHERINE BERNADETTE WING
4980 CHESTNUT HILL LANE
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:

SEE ATTACHED EXHIBIT "A"

Submitted electronically by "Law Office of Clint Calaway"
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 3429, Page 389, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book __, Page __, 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:
Subject to easements, rights-of-way, restrictions of record, if any, and ad valorem taxes for 2019 prorated at closing

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.

(ENTITY NAME)

Zoi Taylor Ouellette (SEAL)
ZOI TAYLOR OUELLETTE

By: _____
Title: _____

Victoria Elizabeth Ouellette (SEAL)
VICTORIA ELIZABETH OUELLETTE

By: _____
Title: _____

(SEAL)

STATE OF North Carolina

COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he signed the foregoing document: ZOI TAYLOR OUELLETTE and spouse, VICTORIA ELIZABETH OUELLETTE: Witness my hand and official stamp or seal, this the 22 day of May, 2019.

My Commission Expires: 4-20-21

Lisa Everhart
Notary Public

Notary Name: Lisa Everhart

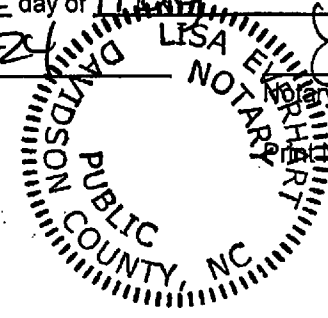


Exhibit "A"

Beginning at an iron stake in the northeast corner of William Fred Nixon (book 1005 page 504), said point also being the southeast corner of John A. Fulk, Jr. et. al. (book 1675 page 4030), said point also being located the following two courses from the southwest corner of Madgelle C. Bean's tract as described in Book 1373 Page 557: North 03 degrees 10 minutes 03 seconds east 224.90 feet to an iron stake, north 03 degrees 16 minutes 51 seconds east 378.22 feet to the Beginning point; thence from said Beginning point with the east line of Fulk north 03 degrees 00 minutes 00 seconds east 199.23 feet to an iron stake, thence with the east line of Thurman T. Myers (book 921 page 19) north 03 degrees 16 minutes 24 seconds east 100.0 feet to an iron stake, thence south 65 degrees 38 minutes 21 seconds east 203.17 feet to an iron stake, thence south 15 degrees 04 minutes 36 seconds west 210.0 feet to an iron stake, thence 83.59 feet along a counterclockwise arc having chord measurement of south 64 degrees 24 minutes 07 seconds west 73.0 feet (Delta = 101 degrees 54 minutes 00 seconds, R = 47.00 feet) to an iron stake, thence north 76 degrees 32 minutes 53 seconds west 83.03 feet to the Beginning, containing 1.00 acre according to survey by Otis A. Jones, RLS, dated March 15, 1994; together with a temporary access easement extending from Meadowlark Drive over an existing gravel drive to said 1.00 acre tract. Said easement shall exist and continue until such time as a new subdivision street providing access to the above described 1.00 acre tract is dedicated to public use.