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FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
07/01/2019 02:07:09 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY

BK: RE 3469
PG: 525 - 527

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ NTC

Parcel Identifier Number: 6836-93-2021 Tax ID or Block & Lot: BLOCK 1220 LOT 005

Mail/Box to: Grantee at 210 Wicklow Road, Winston Salem, NC 27106

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot 2 tracts metes & bounds, Block , Section , Phase , Map of

THIS DEED made this June 27, 2019 by and between

GRANTOR		GRANTEE
Karen Roundtree, <i>Divorced</i>		Shady Mount Estate Trust
Grantor Address:		Buyer Address:
5213 Mereledge Court, Apt C Winston Salem, NC 27106		210 Wicklow Road Winston Salem, NC 27106
		Property Address: 1620 Shady Mount Avenue Winston Salem, NC 27105

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 situated in or near the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

Tract 1

BEGINNING at a point on the west side of Shady Mount Avenue at the corner of 17th Street, runs thence in a westerly direction along 17th Street 86.5 feet to a stake; thence in a southerly direction 80.6 feet to a stake; thence in an easterly direction 97 feet to a stake; thence in a northerly direction along Shady Mount Avenue, to the point of Beginning.

See also Deed recorded in Book 556 at Page 214, Forsyth County Register of Deeds office.

Also being known and designated as Block 1220 Lot 005, Forsyth County Tax Maps.

TRACT 2

BEGINNING at a point on the south side of 17th Street, said point being 86.5 feet from the corner of Shady Mount Avenue and 17th Street, running thence in a Westerly direction along 17th Street 50 feet to a stake; thence in an Easterly direction 50 feet to a stake; thence in a Northerly direction 80.6 feet to the point of beginning. Being Lot 10, : "No. A", as shown on Map of Property of Robert Shoaf, made by Fred Fansler, C.E. June 1946. Said map being referred to for further description.

Also being known and designated as Block 1220 Lot 006A, Forsyth County Tax Maps.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2799, Page 3651.

A map showing the above described property is recorded in Plat .

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: 2014 Ad Valorem Taxes are due in the amount of \$542.29
- 2015 Ad Valorem Taxes are due in the amount of \$1642.06
- 2016 Ad Valorem Taxes are due in the amount of \$494.36
- 2017 Ad Valorem Taxes are due in the amount of \$471.89
- 2018 Ad Valorem Taxes are due in the amount of \$434.66

____ / ____ THIS PROPERTY DOES DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

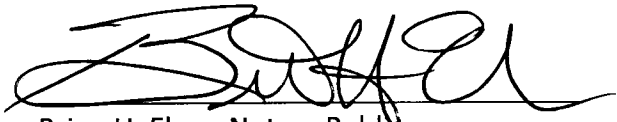
 (Corporate Name) *Karen Roundtree* (SEAL)
Karen Roundtree

By: _____ (SEAL)

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Karen Roundtree personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 27 day of June, 2019.

My Commission Expires: 10/3/22


Brian H. Elam, Notary Public

