



2019028065 00029

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X
\$20.00

PRESENTED & RECORDED:
07-19-2019 09:36:39 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY

BK: RE 3471
PG: 4236-4238

Wallace
Boyd Led

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$20.00

Parcel Identifier No. 6833-26-9596 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee 3794 S. Main St. Wms NC 27127

This instrument was prepared by: Chris Moutos, without benefit of title search

Brief description for the Index: Block 2019 Tax Lot 021E 3775 Konnoak Dr

THIS DEED made this ____ day of July, 2019, by and between

GRANTOR	GRANTEE
<p>FRED CHRIS MOUTOS, unmarried and TIMOTHY CHRIS MOUTOS, unmarried and GEORGE CHRIS MOUTOS and wife, Stamey Z. Moutos (who joins only for the purpose of conveying any marital interest that may have been created since the conveyance)</p>	<p>LAURIE ANN ST. CLAIR</p>

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 the City of Winston-Salem, County of Forsyth, North Carolina and more particularly described as follows:

See attached Exhibit A description

Being the same property conveyed to Chris F. Moutos in Deed Book 866 at Page 458.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3275 at Page 554.

All or a portion of the property herein conveyed does not include the primary residence of a 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, other than the following exceptions:

Restrictions, easements and rights of way of record, and ad valorem taxes for the current year.

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

[Signature] (SEAL)
FRED CHRIS MOUTOS

[Signature] (SEAL)
TIMOTHY CHRIS MOUTOS

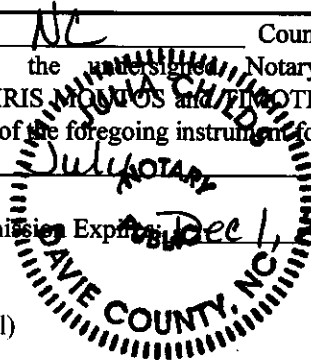
[Signature] (SEAL)
GEORGE CHRIS MOUTOS

[Signature] (SEAL)
STAMEY Z. MOUTOS

State of NC County of Forsyth

I, the undersigned Notary Public of the County of DAVIE and State aforesaid, certify that FRED CHRIS MOUTOS and TIMOTHY CHRIS MOUTOS personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 5 day of July, 2019.

My Commission Expires Dec 1, 2022

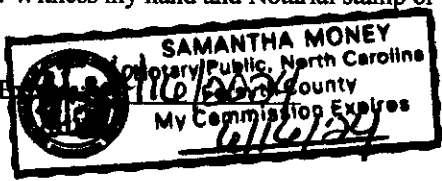


[Signature]
Signature of Notary
Julia Childs Notary Public
Notary's Printed Name

State of North Carolina County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that GEORGE CHRIS MOUTOS personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal, this 9 day of July, 2019.

My Commission Expires

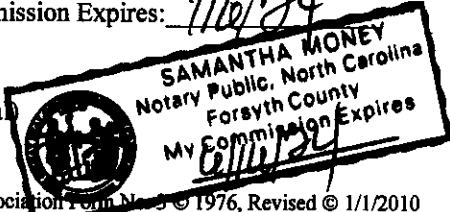


[Signature]
Signature of Notary
Samantha Money Notary Public
Notary's Printed Name

State of North Carolina County of Forsyth

I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that STAMEY Z. MOUTOS personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal, this 9 day of July, 2019.

My Commission Expires: 4/16/24



[Signature]
Signature of Notary
Samantha Money Notary Public
Notary's Printed Name

Exhibit "A"

TRACT ONE:

Beginning at an iron stake in the East line of Konnoak Drive, the Southwest corner of property now or formerly belonging to Ralph and Dorlice McBride; running thence with the South line of said McBride Property, South $83^{\circ} 52'$ East 93.4 feet to an iron stake, the Southeast corner of said McBride Property, said iron stake being a corner of Kenneth G. Whicker Property; thence with the North line of the said Whicker Property North $89^{\circ} 27'$ West 91.1 feet to an iron stake in the East line of Konnoak Drive; thence with the East line of Konnoak Drive North $3^{\circ} 48'$ West 14.7 feet to the place of beginning.

Being known and designated as a portion of Lot No. 21 on the Map of Longworth Place, recorded in Plat Book 2 at Page 85, in the Office of the Register of Deeds, Forsyth County, North Carolina.

Also, being known as Lot 21E of Tax Block 2019 as shown on the Forsyth County Tax Map in the Office of the Tax Supervisor, Winston-Salem, North Carolina and being the same property conveyed by Kenneth M. Watson and his wife, Ruby J. Watson to Chris F. Moutos by Deed dated the 15th day of July, 1963, and recorded in Deed Book 866 at Page 458 of the Forsyth County Registry.

TRACT TWO:

Beginning at an iron stake on the Eastern side of Konnoak Drive (formerly Old Lexington Road), said stake being at the Northwest corner of Lot No. 22 on the hereinafter mentioned map, and running thence with the North line of said Lot No. 22 South 85° East 100.8 feet to an iron stake in said line, a new corner; thence on a new line South $1^{\circ} 40'$ West 161.7 feet to an iron stake, a new corner; thence on another new line North $79^{\circ} 25'$ West 93.4 feet to an iron stake on the East side of Konnoak Drive; thence with the East side of Konnoak Drive North $1^{\circ} 20'$ West, 153.1 feet to an iron stake, the place of beginning. The same being a part of Lots Nos. 21 and 22, on the Map of The Longworth Place, as recorded in Plat Book 2 at Page 85, in the Office of the Register of Deeds of Forsyth County, North Carolina. For further reference, see Deed Book 626 at Page 287.

Also, being known as Lot 511 of Tax Block 2019 as shown on the Forsyth County Tax Map in the Office of the Tax Supervisor, Winston-Salem, North Carolina and being the same property conveyed by Kenneth Watson trading as Watson Construction Company and his wife, Ruby J. Watson to Chris F. Moutos by Deed dated the 15th day of July, 1963, and recorded in Deed Book 866 at Page 457 of the Forsyth County Registry.