



2019028401 00100

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$260.00

PRESENTED & RECORDED
07-22-2019 12:31:19 PM

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

BK: RE 3472
PG: 1452-1454

Excise Tax \$260.00

Recording Time, Book and Page

Tax Lot No.:

Parcel Identifier Number: 6807-69-2865.000
LOT 301, BL 2280

Mail after recording to:

THIS DEED PREPARED BY: GARY J. MILLS, Attorney at Law, P. O. Box 1397, Pilot Mountain, North Carolina 27041

ENVELOPE

Brief Description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

This deed is made this 19th day of JULY, 2019, by and between:

Grantor	Grantee
TOMMIE Y. MELSON (unmarried) 3140 Waterford Rd. Winston-Salem, NC 27106	LORETTA WHITE and spouse, TERRY G. WHITE 5395 Murray Rd., Apt. 11 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 give, grant and convey unto the Grantee in fee simple, all of that certain lot or parcel of land situated in the City of Winston-Salem, _____ Township, Forsyth County, North Carolina, and more particularly described as follows:

SEE LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED.

A map showing the above-described property is recorded in Plat Book Page....., Stokes County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging unto the Grantee and his heirs and assigns, forever.

And the Grantor covenants with the Grantee, that the 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 the 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:

Applicable public utility, street and highway easements and rights of way of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Tommie Y. Melson (seal)(seal)
TOMMIE Y. MELSON

STATE OF NORTH CAROLINA, FORSYTH COUNTY

I, B. JANE DOUB a Notary Public in and for said State and County, certify that TOMMIE Y. MELSON, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal, this the 18 day of July, 2019.

B JANE DOUB
NOTARY PUBLIC
FORSYTH COUNTY, NC

B. Jane Doub
Notary Public

My commission expires: 8/20/2020

EXHIBIT "A"

"Beginning at an iron stake in the Northeast corner of the intersection of Thacker Street and Shattalon Drive (formerly known as Bethania-Clemmons Highway), the Southwest corner of Lot No. 8 in Block "C" as shown on the map to which reference is hereinafter made, thence a course running North $03^{\circ} 10'$ East along the East right of way line of Shattalon Drive, a distance of 103.85 feet to an iron stake in the West line of Lot No. 7; thence a new course running South $86^{\circ} 50'$ East a distance of 200.0 feet to an iron stake in the East line of Lot No. 7, a new corner in said Lot No. 7 in the West line of Lot No. 9; thence a course running South $03^{\circ} 10'$ West, along the West line of Lot No. 9, a distance of 96.15 feet to an iron stake in the North right of way line of Thacker Street, the Southeast corner of said Lot No. 8; thence a course running North $89^{\circ} 03'$ West, along the North right of way line of said Thacker Street, a distance of 200.15 feet to an iron stake, the point and place of Beginning, containing 20,000 square feet."

"Being known and designated as all of Lot No. 8 and the greater portion of Lot No. 7 in Block "C" as shown on the map of A. F. Yarbrough, Esquire, and recorded in Plat Book 4, page 72 in the Office of the Register of Deeds of Forsyth County, NC."

See deed from Franklin E. Patton and wife, Mary R. Patton, to Tommie Y. Melson, recorded in Book 1797, Page 1043, Forsyth County Registry.