

2019032405 00127FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$16.00**

PRESENTED & RECORDED

08/16/2019 01:15:52 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3476**PG: 4451 - 4453****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$16.00

PIN: 6844-17-3543.000

Mail/Box to: Grantee: 1344 Claxton Ridge Drive, Kernersville, NC 27284

This instrument was prepared by: T. Dan Womble, Attorney at Law – no title search

Brief description for the index: Lot 66 and Part Lot 65, Longview, PB 2, PG 89

THIS DEED made this 16 day of August, 2019 by and between

GRANTOR

**Barry W. Smith and wife,
Lori Y. Smith
100 Miss Emery Lane
Lexington, NC 27295**

GRANTEE

**Jennifer Colon-Sierra
1344 Claxton Ridge Drive
Kernersville, NC 27284**

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 parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

FOR DESCRIPTION OF PROPERTY SEE EXHIBIT "A" ATTACHED HERETO.

All or a portion of the property herein conveyed ___ includes or x 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: easements and restrictions of record, if any; violated zoning ordinances, if any. 2019 taxes are to be pro-rated.

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

Barry W. Smith (SEAL)
Barry W. Smith

Lori Y. Smith (SEAL)
Lori Y. Smith

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Wm and State aforesaid, certify Barry W. Smith and wife, Lori Y. Smith 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 16 day of August, 2019.

My Commission Expires: _____
(Affix Seal)

T. Daniel Womble Notary Public
Notary's Printed or Typed Name

T. DANIEL WOMBLE
NOTARY PUBLIC
Davie County
North Carolina
My Commission Expires August 5, 2023

Exhibit "A"

TRACT II: BEGINNING at an iron stake on the East side of Peachtree Street said stake being distant Southwardly 300 feet from the southeast intersection of Belleau Wood Street and Peachtree Street; thence South 8 deg. West 50 feet to a stake; thence South 82 deg. East 140 feet to a stake; thence North 8 deg. West 50 feet to a stake; thence North 82 deg. West 140 feet to a stake in the east side of Peachtree Street, the place of BEGINNING, known as Lot No. 66 on the Map of Longview Development Property recorded in Plat Book 2, page 87, in Forsyth County Registry.

TRACT III: BEGINNING at an iron stake in North Peachtree Street, 25 feet North from the northwest corner of Lot No. 64; running thence North with said Street, 25 feet to the Southwest corner of Lot 66; thence East 140 feet with the Southern boundary line of Lot No. 66 to an iron stake, the corner of Lot Nos. 89 and 90; thence South 25 feet along the west line of Lot 89 to an iron stake 25 feet North of the Northeast corner of Lot No. 64; thence West 140 feet to the place of BEGINNING, being the northern half of Lot No. 65 as shown on Map of "LONGVIEW DEVELOPMENT" recorded in Plat Book 2, page 89, in the Forsyth County Registry.

Address: 1725 Peachtree Street, Winston-Salem, NC