

2019037173 00113FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$1114.00**

PRESENTED & RECORDED

09/18/2019 02:04:32 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3482**PG: 2214 - 2216****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$1114.00

Parcel Identifier No: 6816-73-9553.00

Return after recording to: Grantee 3411 Buena Vista Road, W.S., NC 27106

Mail tax bills to Grantee 3411 Buena Vista Rd Winston Salem, NC 27106

This instrument was prepared by: Robert W. Porter

Brief description for the Index: Portion of Lot 16, all of Lots 17-19 Englewood, Block G

THIS DEED made this 4th day of September, 2019, by and between,

GRANTOR**CHRISTOPHER A. LOWDER and wife,
SUZANNE S. LOWDER**
113 Prestwick Manor Court
Winston-Salem, NC 27104**GRANTEE****JANE B. DANIEL**
Mailing Address:
3411 Buena Vista Rd 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 situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached

Tax Parcel Identification: 6806-72-5112.00 (Block 3413D, Lot 015)

Property Address: 3411 Buena Vista Rd Winston Salem, NC 27106

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does, does not x] include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3449 Page 1398 Forsyth County Registry.

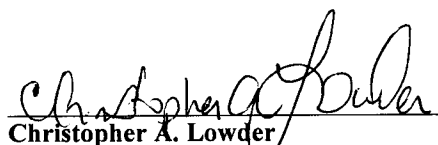
A map showing the above described property is recorded in Plat Book 3 Page 56A

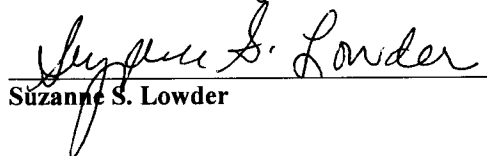
submitted electronically by "T Dan Womble Attorney"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, 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.

 (SEAL)
Christopher A. Lowder

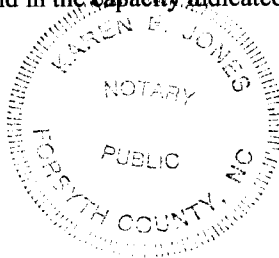
 (SEAL)
Suzanne S. Lowder

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 or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Christopher A. Lowder and wife, Suzanne S. Lowder**

Date: 9/3/2019


Notary Public



My Commission Expires: 11/14/22

KAREN E. JONES

printed or typed name of notary public

EXHIBIT "A"
PROPERTY DESCRIPTION

BEGINNING at an iron stake in the east right-of-way line of Buena Vista Road, said iron stake being the southwest corner of Lot 20 as shown on the Map of Englewood, Block G, recorded in Plat Book 3, at Page 56-A, Forsyth County Registry; running thence with the south line of Lot 20, North $70^{\circ} 57' 36''$ East 191.21 feet to an iron stake, the southeast corner of Lot 20; running thence with the west lines of Lots 19, 18, 17 and 16, South $28^{\circ} 51' 29''$ East 66.81 feet to an iron stake; running thence South $53^{\circ} 46' 48''$ West 207.50 feet to an iron stake in the east right-of-way line of Buena Vista Road; running thence with said right-of-way, the two (2) following courses and distances: (1) on a curve to the right, a chord call and distance of North $23^{\circ} 53' 56''$ West 32.92 feet to an iron stake; (2) on a curve to the right, a chord call and distance of North $20^{\circ} 00' 00''$ West 94.33 feet to the point and place of BEGINNING, containing 0.439 acres, more or less. Being known and designated as a portion of Lot 16 and all of Lots 17, 18, and 19 as shown on the Map of Englewood, Block G, as recorded in Plat Book 3, at Page 56-A, Forsyth County Registry. The aforementioned property being shown on a survey dated September 22, 1995 by Larry L. Callahan, Registered Land Surveyor.