



2020006253 00153

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$386.00

PRESENTED & RECORDED:
02-13-2020 02:13:06 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY

BK: RE 3507
PG: 4052-4054

North Carolina General Warranty Deed

Excise Tax: \$386.00

Parcel# 6824-48-2807.000

Mail/Box to: 179

This instrument was prepared by: Mark J. Chiarello

Brief description for the Index: 1201 Irving St. Winston-Salem, NC 27103

THIS DEED made this 10th day of February, 2020, by and between:

GRANTOR

Darrin R. Poirier, unmarried
3471 Horsecreek Cir.
Melbourne, FL 32935

GRANTEE

Amy M. Lamy,
Robert E. Lamy, Wife and Husband
1201 Irving St.
Winston-Salem, NC 27103

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 Forsyth County, North Carolina and more particularly described as follows:

Exhibit "A" Attached

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 3333, Page 2910.**

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 said Grantor does covenant that he is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances; and that he will warrant and defend the said title to the same against the claims of all persons whatsoever with the exception of the following items:

Easements, Restrictions, rights of way of public record and current year ad valorem taxes.

Subject property is is not the Grantors primary residence.


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


Darrin R. Poirier

Florida
State of ~~North Carolina~~ - County of Polk

I, the undersigned Notary Public of the County and State aforesaid, certify that **Darrin R. Poirier** personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal, this 10 day of February, 2020.


My Commission expires: 5/12/2020



Jeffrey P. Caden
Notary Public
State of Florida
My Commission Expires 5/12/2020
Commission No. FF 977932

EXHIBIT A

BEGINNING at an iron stake in the Southeasternmost intersection of Irving Street and Sherwood Street(unimproved) proceeding thence with the southernmost right-of-way line of said Sherwood Street, South 87° 15' East 200 feet to an iron stake; thence South 11° 40' West 62.0 feet to an iron stake' thence North 88° 10' West 196.1 feet to an iron stake in the easternmost right-of-way line of Irving Street; thence with the easternmost right-of-way line of Irving Street, North 7° 38' East 65 feet to the point of BEGINNING. Also being shown on the Forsyth County Tax Map as Lot No. 91, Block 2291; and being in all respects the same property as described in Deed from Carl M. Martin and Wife, Ruth E. Martin to Meredith H. Gilbert and Wife, Catherine M. Gilbert, dated July 14, 1952, recorded in DB 654, Pg. 94, in the Office of the Register of Deeds, Forsyth County, N.C. and further, the same property as described in deed from Meredith H. Gilbert and wife, Catherine M. Gilbert to David G. Azeltine and wife, Kathy P. Azeltine, dated May 20, 1974 and recorded in DB 1127, Pg. 976, Forsyth County Registry.

Parcel# 6824-48-2807.000

Also conveyed hereby are rights contained in the Non-Exclusive Easement recorded at Book 3333, Page 2906, Forsyth County Registry.