

2020006278 00178

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$111.00

PRESENTED & RECORDED
 02/13/2020 03:05:43 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3507**PG: 4161 - 4163**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$111.00

Parcel Identifier No.: 6846-12-6516

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: Lot 267, East Fourteenth Street Development

THIS DEED made this 3 day of February, 2020, by and between

GRANTOR

Eureka Ministry, Inc., a North Carolina Nonprofit Corporation

Mailing Address: 3579 San Carlos Road
 Winston-Salem, NC 27105

GRANTEE

Teldrin James and Courtney James, husband and wife

Property Address: 1452 Emerald Street, Winston-Salem,
 NC 27105

Mailing Address: 708 Wrenn Miller Street, High Point, NC
 27260

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

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? **No**

The property herein described was acquired by Grantor by instrument recorded in Book 2823, Page 1276, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book _____, Page _____, and referenced within this instrument.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Eureka Ministry, Inc., a North Carolina Nonprofit Corporation

By: Harold L. Smith
Harold L. Smith, President

STATE OF NORTH CAROLINA
COUNTY OF ~~GUILFORD~~ Forsyth

I, Tiffany Bush, a Notary, certify that Harold L. Smith personally came before me this day and acknowledged that he/she is President of Eureka Ministry, Inc., a Nonprofit Corporation, and that he/she, as President, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 3rd day of February, 2020.

Tiffany Bush / Tiffany Bush
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: June 28, 2021



Exhibit "A"

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and being known and designated as Lot No. 267, as shown on the map of East Fourteenth Street Development as recorded in Plat Book 2, Page 32-A, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description of said property.

Parcel ID # 6846-12-6516

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