

2020020521 00168

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$1190.00

PRESENTED & RECORDED
 05/21/2020 04:23:23 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: SANDRA YOUNG
 DPTY

BK: RE 3526**PG: 282 - 283**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,190.00

Parcel Identifier No.: 6825-49-5312 (Block 1143, Lot 101)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 1810 Buena Vista Road, Winston-Salem, NC 27104

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Portion of Lot 23 and 19, Buena Vista Estate

THIS DEED made this 8th day of May, 2020, by and between,

GRANTOR	GRANTEE
<p>MICKEY A. ANGELL and wife, BEVERLY R. ANGELL</p> <p>Mailing Address: 386 Autumn Chase Drive, Venice, FL 34292</p>	<p>MICHAEL THOMAS STEVEN LEWIS and wife, VICTORIA MARJORIE JANE CAMERON-LEWIS</p> <p>Mailing Address: 1810 Buena Vista Road, Winston-Salem, NC 27104</p>

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:

BEGINNING at an iron in the south property line of Buena Vista Road; said iron being distant four hundred fifty-four and seven tenths (454.7) feet eastwardly from the southeast corner of intersection of Springdale Avenue and Buena Vista Road; thence south 00 degrees 01 minute east two hundred seventy-four (274) feet to an iron; thence north 89 degrees 59 minutes east one hundred (100) feet to an iron; thence north 00 degrees 01 minute west two hundred seventy-seven and five tenths (277.5) feet to an iron in the west property line of Buena Vista Road; thence along Buena Vista Road south 84 degrees 44 minutes west fifty (50) feet to a point; thence along said road south 88 degrees 43 minutes west fifty (50) feet to the iron, place of BEGINNING, the same being known and designated as the eastern portion of Lot 23 and the western portion of Lot 19, as shown on Map of the subdivision of Buena Vista Estate, made by Standard Improvement Company and recorded in Plat Book 2, Page 17, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 1810 Buena Vista Road, Winston-Salem, NC 27104

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book , Page , Forsyth County Registry. A map showing the above described property is recorded in Plat Book , Page .

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.

Mickey A. Angell (SEAL)
Mickey A. Angell

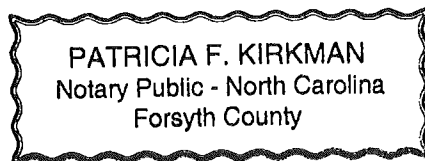
Beverly R. Angell (SEAL)
Beverly R. Angell

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: **Mickey A. Angell and, Beverly R. Angell.**

Date: 5-8-2020

Patricia F. Kirkman
Notary Public



Patricia F. Kirkman
printed or typed name of notary public

My Commission Expires: 5-29-24