

2020035774 00139

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$1200.00
 PRESENTED & RECORDED
 08/17/2020 12:04:37 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3545
PG: 1150 - 1153

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,200.00

Tax Parcel Identification Number: 6835-05-9630.000

This instrument was prepared by: Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to: 111 N. Poplar Street, Winston-Salem, NC 27101

Property Address: 111 N. Poplar Street, Winston-Salem, NC 27101

Brief description for the Index: Lot 458, Winston Plat

THIS DEED made this 14 day of August, 2020 by and between

GRANTOR

DANIEL JOHN UMLAUF, Legally Separated

675 N. Main Street, #208
 Winston-Salem, NC 27101

and

ABBY ROSE UMLAUF, Legally Separated

3800 Guinevere Lane
 Winston-Salem, NC 27104

GRANTEE

SHAHEEN B. TOWLES and spouse,
 NICHOLAS C. TOWLES; and
 RAFIQ A. BANDUKWALA and spouse,
 LALITA BANDUKWALA,
 together as
 JOINT TENANTS WITH THE RIGHT OF
 SURVIVORSHIP

111 N. Poplar Street
 Winston-Salem, NC 27101

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

submitted electronically by "Craige Jenkins Liipfert & Walker LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

simple, all that certain lot or parcel of land situated in the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference, see the deed recorded in Book 3284, Page 1127, Forsyth County Registry.

THIS IS X OR IS NOT _____ THE GRANTOR'S PRIMARY RESIDENCE

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 valid and enforceable easements and restrictions of record, if any; and 2020 property taxes.

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

(Signature) (SEAL)
DANIEL JOHN UMLAUF

STATE OF North Carolina

COUNTY OF Forsyth

I, Lindy Paul, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Daniel John Umlauf, either being personally known to me or proven by satisfactory evidence (said evidence being Photo ID), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 14 day of August, 2020.

Lindy Paul
Notary Public
Name: Lindy Paul
My Commission Expires: 10/16/2021

LINDY PAUL Notary Public North Carolina Forsyth County

Abby Rose Umlauf (SEAL)
 ABBY ROSE UMLAUF

STATE OF North Carolina

COUNTY OF Forsyth

I, Lindy Paul, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Abby Rose Umlauf, either being personally known to me or proven by satisfactory evidence (said evidence being Photo ID), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 14 day of August, 2020.

Lindy Paul
 Notary Public
 Name: Lindy Paul
 My Commission Expires: 10/16/2021

LINDY PAUL Notary Public North Carolina Forsyth County

EXHIBIT "A"
PROPERTY DESCRIPTION

Lying in Winston-Salem, Forsyth County and measuring 74 1/3' on Poplar (formerly Pond) Street and of that width extending eastwardly 148', being bounded on the west by Poplar (formerly Pond) Street, on the north by Lot 459, on the east by an alley, and on the south by Lot 457, the above-described lot being known and designated on the Plat of Winston as Lot #458.

And being further described as Lot 458 of Block 73 on tax map 630854 and being also known as 111 North Poplar Street.