

**2020038133 00123**FORSYTH CO. NC FEE \$26.00  
DIVISION OF LAND  
PRESENTED & RECORDED  
08/31/2020 10:20:57 AM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CHELSEA B POLLOCK  
DPTY**BK: RE 3548****PG: 1309 - 1311****GENERAL WARRANTY DEED**This instrument prepared by: **Jeffrey N. Cole** (without title search or opinion)After recording, mail to: **P. O. Box 31788, Raleigh, NC 27622**

Excise Tax \$0.00

Parcel Identification Number: 6845-47-0121-000

Brief Description for Index:

Mount Vernon Avenue, Winston Salem, NC

**FORSYTH COUNTY****NORTH CAROLINA****THIS GENERAL WARRANTY DEED** is made this 25<sup>th</sup> day of August, 2020, by and between:

<u>GRANTOR</u>	<u>GRANTEE</u>
<b>Colonial Digital Media, Inc., a North Carolina corporation</b> 1009 S. Pollock St. Selma, NC 27576	<b>Visible Media, Inc., a North Carolina corporation</b> 200 Park at North Hills St., Unit 636 Raleigh, NC 27609

**The property is not the primary residence of the Grantor (N.C.G.S. Section 105-317.2).**

As used in this Deed, the terms "Grantor" and "Grantee" include said parties and their respective heirs, successors and assigns, and include the singular, plural, masculine, feminine or neuter as indicated by context.

**WITNESSETH**, that the Grantor, for a good and valuable consideration, the receipt and sufficiency of which are acknowledged, has granted, bargained, sold, transferred and conveyed and by these presents does grant, bargain, sell, transfer, and convey unto the Grantee in fee simple, all that certainSubmitted electronically by "Pinna, Johnston & Burwell, PA"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

lot, tract or parcel of land and all improvements and appurtenances thereon and thereto (the "Property") situated in Forsyth County, North Carolina, and more particularly described as follows:

Lying and being East of the City of Winston-Salem, North Carolina, being known and designated as Lot No. 41 and the Northern portion of Lot No. 40, not included in the right of way to The State Highway and Public Works Commission, as shown on the Map of Masten Park, Section 3. Map of same recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 7, Page 42, to which map reference is hereby made for a more complete description.

Property was acquired by Grantor in instrument recorded at Book RE 3449, Page 83, Forsyth County Registry.

**TO HAVE AND TO HOLD** all of Grantor's interest in the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the Property in fee simple, has the right to convey the same in fee simple, that the title to such Property is marketable and free and clear of all encumbrances, and that the 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 is subject to the following exceptions:

1. Ad valorem real property taxes for calendar year 2020 and subsequent years;
2. Easements, mortgages, rights-of-way, restrictions, covenants and conditions of record and as shown on plats of record; and
3. All matters which would be disclosed by a current and accurate survey and inspection of the Property.

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

**Colonial Digital Media, Inc.,  
a North Carolina corporation**

By: \_\_\_\_\_

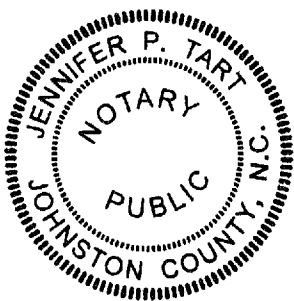
Warren Stancil, President

COUNTY OF Johnston

STATE OF NORTH CAROLINA

I, the undersigned Notary Public, do hereby certify that Warren Stancil personally came before me this day and acknowledged that he is the President of Colonial Digital Media, Inc., a North Carolina corporation, and that by authority duly given and as the act of the entity he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this the 19<sup>th</sup> day of August, 2020.

[NOTARY SEAL – STAMP]



Jennifer P. Tart  
Notary Public

My commission expires 11/24/24