

2021026862 00225

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
05/20/2021 03:33:23 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3611

PG: 1990 - 1992

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: No Taxable Consideration

Tax Parcel Identification Number: 6835-05-3802.000

This instrument was prepared by: T. Lawson Newton 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: 2314 Elizabeth Ave. Winston Salem, NC 27103

Property Address: 134 Shady Boulevard, Winston Salem, NC 27101

Brief description for the Index: meets and bounds, Shady Blvd. Lot 108, Block 0100

THIS DEED made this 20th day of May, 2021 by and between

GRANTOR

**EDWARD ST. AMAND, III and wife,
ELIZABETH ST. AMAND**

**2314 Elizabeth Ave.
Winston Salem, NC 27103**

GRANTEE

GOOD SHEPHERD PROPERTIES, LLC

**2314 Elizabeth Ave.
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 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 3430 Page 3504 Forsyth County Registry.

THIS IS _____ 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 easements and restrictions of record, if any; and 2021 property taxes.

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

Edward St. Amand III (SEAL) Elizabeth St. Amand (SEAL)
EDWARD ST. AMAND, III ELIZABETH ST. AMAND

STATE OF North Carolina

COUNTY OF Forsyth

I, Elizabeth F. Searcy, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Edward St. Amand, III and wife, Elizabeth St. Amand either being personally known to me or proven by satisfactory evidence (said evidence being N.C. License), 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 20th day of May, 2021.

Elizabeth F. Searcy
Notary Public
Name: Elizabeth F. Searcy
My Commission Expires: 11/25/2022

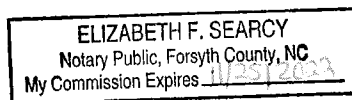


Exhibit A

BEGINNING at the northeast corner of J. M. Doub's Lot 46 on Shady Boulevard and running West 95 feet to J. W. Bullard's corner; thence North with his line 57 feet to S. J. Boyles' line; thence East the same width to Shady Boulevard; thence southwardly with Shady Boulevard to the beginning, and being the Southern portion of the S. J. Boyles lot, the Deed to which is recorded in Register's office of Forsyth County, in Book 79 at page 471, including the use of an alleyway along the North line of Lot No. 46, as per the following clause in the deed from J. M. Doub to C. T. McCuiston, Deed Book No. 130, page 24, Register's office of Forsyth County, J. M. Doub, the party of the first part, hereby agrees to allow the party of the second part for his use and his heirs, executors and assigns forever the use of an alley beginning at the northwest corner of Lot No. 46 and extending eastwardly along the northern boundary of said lot to the southwest corner of herein lot conveyed to C. T. McCuiston, party of the second part, reference also made to a deed, recorded in Book 146 at page 154, Register's office of Forsyth County.

Tax Parcel Number: 6835-05-3802.00 (Block 0100, Lot 108)

Property Address: 134 Shady Boulevard, Winston-Salem, NC 27101