

2021037123 00005

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

\$158.00

PRESENTED & RECORDED

07/13/2021 08:06:27 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3624

PG: 3025 - 3027

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$158.00

Parcel Identifier Number: 6836-54-4722 Tax ID or Block & Lot: BLOCK 0312 LOT 011

Mail/Box to: Grantee at 2308 N. Liberty St, Winston-Salem, NC 27105

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot 11, 12, & part of 13 of JC Tise Property

THIS DEED made this June 25, 2021 by and between

GRANTOR		GRANTEE
John D. Guy, Divorced		Chris Lane
Grantor Address:		Buyer Address:
815 E 23rd Street Winston-Salem, NC 27105		3802 Clemmons Road, Suite A Clemmons, NC 27012
		Property Address:
		2308 N. Liberty St Winston-Salem, NC 27105

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

submitted electronically by "The Elam Law Firm PLLC/Innovative Closing Solutions PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3044, Page 32; Book 3207, Page 4021.

A map showing the above described property is recorded in Plat Book 2, Page 99 (4).

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: 2020 Ad Valorem taxes are paid in the amount of \$274.96 (2300 N. Liberty - 4626) 2020 Ad Valorem taxes are paid in the amount of \$845.03 (2308 N. Liberty - 4722)

 / THIS PROPERTY DOES DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

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

John D. Guy (SEAL)
John D. Guy

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that John D. Guy, Divorced personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 12 day of July, 2021.

My Commission Expires: 10/3/22

Brian H. Elam
Brian H. Elam, Notary Public

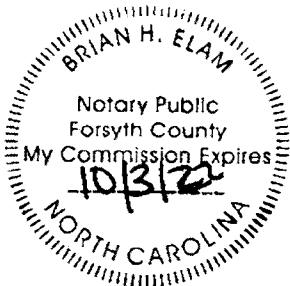


EXHIBIT A

LEGAL DESCRIPTION FOR JAN POLO ZADIEL PICHARDO

PROPERTY ADDRESS: 2308 N. LIBERTY ST, WINSTON-SALEM, NC 27105

TAX ID: BLOCK 0312 LOT 011
PIN #: 6836-54-4722

Lying and being in or near the City of Winston-Salem, Forsyth County, North Carolina containing .17&.06 acres, more or less, and being more particularly described as follows:

BEGINNING at a point on the west side of Liberty Street, which said point is 34.2 feet Northwestwardly from the northwest intersection of 23rd Street and Liberty Street, running thence with the west line of Liberty Street North 27° 30' East 70 feet, more or less, to a point in the middle line of a brick party wall; thence North 73° 00' West 139.8 feet, more or less, through and along the middle line of said brick party wall to a point in the east line of a 25-foot alley; thence South 15° 00' West 68.8 feet, more or less, along and with the east line of said 25-foot alley to a point in the middle line of a brick party wall; thence South 72° 03' East 121.8 feet, more or less, through and along the middle line of said brick party wall, to the place of **BEGINNING**.

The above-described realty being Lot Nos. 11, 12 and a part of 13 on the Map of J.C. Tise Property, recorded in Plat Book 2, Page 99 (4), in the Office of the Register of Deeds, Forsyth County, North Carolina, to which map reference is hereby made for a more complete description.

The property herein conveyed, being the same as that conveyed to C.T. Joyce by Wachovia Bank & Trust Co., Executor of the Estate of Joe H. Glenn, by deed dated June 4, 1926, recorded in Deed Book 264, Page 37, in the Office of the Register of Deeds of Forsyth County, North Carolina.

There is located upon the above-described property a one-story brick building with a metal second story over the rear portion of the brick building, same being formerly occupied by Rawls-Dickson Candy Co. It is the purpose and intention of the Grantors herein to convey their interest in the north party wall of said building, the whole of said wall to be used as a party wall. It is also the purpose and intention of the Grantors herein to convey the north one-half of the south party wall of said building, the whole of said wall to be used as a party wall.

Also being that same property conveyed by C.T. Joyce and wife, Mary M. Joyce to Forrest J. Wright by deed dated May 11, 1937 and recorded in Deed Book 412, Page 107.