

2023009259 00018

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$150.00

PRESENTED & RECORDED
 03/24/2023 09:03:05 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3745
PG: 3457 - 3458

NORTH CAROLINA GENERAL WARRANTYDEED

Excise Tax: **\$150.00**

Parcel Identification No. **6834-38-6716.000**

Title Insurance Company: **Investors Title Insurance Company**

Mail/Box to: **Grantee**

This instrument was prepared by: **Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209**

Brief description for the Index: **1701 SOUTH MAIN ST - TAX LOT 102 IN BLOCK 714 1/2**

THIS DEED made this 20th day of March, 2023 by and between

GRANTOR	GRANTEE
<p>Edward E. Venard, unmarried</p> <p><i>Mailing Address:</i> 1004 Rundell Street Winston-Salem, NC 27105</p>	<p>Christopher D. Lane, married</p> <p><i>Mailing Address:</i> 3802 Clemmons Road Clemmons, NC 27012</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 or condominium unit situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Lying and being on the east side of Main Street and Beginning at a point 81 feet south of its intersection with a 15 foot alley as the same appears on the map; and running thence Southwardly along the east margin of Main Street 58 feet to an iron stob at the northwest corner of the lot designated on the Tax Map of Winston Township as Lot No. 103 in Block 714 1/2; running thence Eastwardly along the north line of Lot No. 103, 71 feet to a point in the west line of said 15 foot alley; running thence Northwestwardly along the west line of said 15 foot alley 70 feet, more or less, to a stob, same being the southeast corner of Lot No. 101 as shown on the Tax Map; running thence Westwardly along the south line of Lot No. 101, 50 feet to the point of Beginning, and being known and designated as part of Lot No. 1 in Block 77 on the map of Winston-Salem Land and Investment Company, recorded in the Office of the Register of Deeds of Forsyth County in Deed Book 40, Page 395, and re-recorded in Plat Book 4, Page 147. This lot is also shown on the Forsyth County Tax Map of Winston Township as Lot No. 102 in Block 714 1/2.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3611 Page 1678.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 4, Page 147.

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:

Easements, Restrictions and Right of Way of Record.
Ad Valorem Taxes for Current Year

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

Edward E. Venard
Edward E. Venard

STATE OF Wyoming
COUNTY OF Teton

I, Hailey Hart, Notary Public, do hereby certify that Edward E. Venard personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 20th day of March, 2023

Hailey Hart
Official Signature of Notary

My Commission Expires: 09/14/2027

