

2020016535 00223

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$60.00

PRESENTED & RECORDED
04/24/2020 02:37:01 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: EVELYN R. DIXON
DPTY

BK: RE 3520
PG: 3469 - 3471

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$60.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **6838-81-2469.000**

Mail after recording to: Grantee: 2806 Reynolda Road, #172, Winston-Salem, NC 27106

This instrument was prepared by: Bunch & Associates, PLLC 309 Upton Street, Winston Salem, NC 27103

THIS DEED made this 23rd day of April, 2020 by and between

GRANTOR

**J. Alan Owens and wife,
Sheila Owens
996 Woodhaven Forest Drive
Winston-Salem, NC 27105**

GRANTEE

**V. Leigh Properties, LLC
a North Carolina limited liability company**

**Property Address:
1316 Winfield Drive
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 and more particularly described as follows:

See attached "Exhibit A"

submitted electronically by "Bunch & Associates"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2530, Page 4484-4486, Forsyth County Registry. Previous Deed has Grantor as J. Allen Owens and wife, Shelia Owens. J. Allen Owens was incorrect.

A map showing the above described property is recorded in Plat Book 8, Page 131, and referenced within this instrument.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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:

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 officer(s), the day and year first above written.

J. Alan Owens (SEAL)

Sheila Owens (SEAL)
Sheila Owens

STATE OF North Carolina

COUNTY Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

J. Alan Owens and Sheila Owens

Witness my hand and official stamp or seal, this the 23rd day of April, 2020.

My Commission Expires: 10-23-2021

Katie S. Rebert
Notary Public

Print Notary Name: Katie S. Rebert

(SEAL)

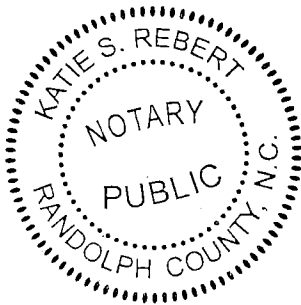


EXHIBIT "A"

LYING ON THE SOUTHEAST SIDE OF FAIRWAY STREET AND BEGINNING AT A STAKE, SAID STAKE BEING NORTHEAST CORNER OF LOT NUMBER 15, ALSO BEING THE NORTHEAST CORNER OF LOT NUMBER 16; THENCE SOUTHEASTWARDLY 311.1 FEET WITH THE LINE OF LOT 16; THENCE NORTHEASTWARDLY 50 FEET TO THE LINE OF LOT NUMBER 14; THENCE NORTHWESTWARDLY 304.7 FEET WITH THE LINE OF LOT NUMBER 14 TO FAIRWAY STREET; THENCE SOUTHWESTWARDLY 66.9 FEET WITH FAIRWAY STREET TO THE PLACE OF BEGINNING. BEING KNOWN AND DESIGNATED AS LOT NUMBER 15, SECTION 3, OF PLEASANT VIEW DEVELOPMENT. SEE PLAT BOOK 8 PAGE 131 AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.