



2017030594 00191

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$124.00PRESENTED & RECORDED:
08-01-2017 03:59:04 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASSTBK: RE 3360
PG: 4240-4241

Excise Tax \$124.00

Recording Time, Book and Page

WBS ELEMENT: 34872.2.4

ROUTE: US 421/I-40 Business Pavement Reconstruction, Bridge
Replacements, and Interchange Modifications

COUNTY: Forsyth

TIP/PARCEL NUMBER: U-2827B 053

TAX PARCEL: 6825-83-8735

Mail after recording to

Garrett Yates

West Box 134
P.O. Box 280 Ellerbe, NC 28338

This instrument was prepared by Garrett Yates

The hereinafter described property ☐ Does ☒ Does not include the primary residence of the Grantor**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 23rd day of June 20 17 by and between

GRANTOR

Equity Trust Company Custodian FBO Z097756 IRA
353 Jonestown Road
Winston-Salem, NC 27104

GRANTEE

DEPARTMENT OF TRANSPORTATION,
an agency of the State of North Carolina
1546 Mail Service Center
Raleigh, NC 27611Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g.
corporation or partnership.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 in the amount of \$ 61,850.00 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 City of
Winston Salem , Winston Township, Forsyth County, North
Carolina and more particularly described as follows:

Beginning at an iron stake in the Northern right of way line of Apple Street, said iron stake marking the Southwestern corner of Lot 4 and the Southeastern Corner of Lot 5, as shown on the Map of the property of northern right of way line of Apple Street, North 84 degrees 29' 50" West 49.50 to an iron stake marking the southwestern corner of Lot 5 and the southeastern corner of Lot 6; running thence north 5 degrees 20' 00" East 135 feet to an iron stake in the southern line of an alley, now closed; running thence with the center of the alley, now closed; South 75 degrees 57' 26" East 50.20 feet to a point in the center of said alley, now closed; running thence south 05 degrees 23' 10" West 5.06 feet more or less, to an iron stake in the southern right of way line of said alley, now closed, said iron stake marking the northwestern corner of Lot 4 and the northeastern corner of Lot 5; running thence south 05 degrees 23' 10" West 127.50 feet to the point and place of Beginning, according to a survey entitled "Map of William Gregory Holcomb and wife, Phyllis B. Holcomb", dated May 25, 1984, prepared by Otis A. Jones, R.L.S. also being known and designated as Lot 5, as shown on the map of Hanes Hosiery mills Company, recorded in Plat Book 1, Page 64, Forsyth County Registry, and a portion of a closed alley lying immediately North of said lot, for further reference, see Deed Book 556, page 405 and Book 1233, page 502, Forsyth County Registry, also being known and designated as all Lots 5 and 203, Block 658, Winston Township, Forsyth County tax Records.

COUNTY: Forsyth WBS ELEMENT: 34872.2.4 TIP/PARCEL NO.: U-2827B 053

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3103
 Page 2210 , Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 1 page 64 .

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.

This deed is subject to the following provisions only:

It is understood and agreed that the total consideration set forth above shall be made payable to William E. West, Jr. and after satisfaction of all taxes, liens, encumbrances on this parcel, the remaining balance shall be disbursed in accordance with the Grantors' directions, and the Grantors shall have no claim against the Department as a result thereof.

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: None

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals (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.

This instrument does not transfer the herein described interests unless and until this document is accepted by an authorized agent of the Department of Transportation.

Equity Trust Company Custodian FBO Z097756 IRA

Blair M. Bortner (SEAL) (SEAL)
BLAIR M. BORTNER
 Corporate Alternate Signer

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: MDH

| | |
|--|--|
| (Official Seal)  | State of <u>Ohio</u> <u>Lorain</u> County |
| | I, <u>Paula Neuhoff</u> , a Notary Public for <u>Lorain</u> County, State of <u>Ohio</u> , do hereby certify that |
| | <u>Blair M. Bortner</u> - corporate alternate signer |
| | Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the <u>23</u> day of <u>June</u> , 20 <u>17</u> . <u>Paula Neuhoff</u> Notary Public My commission expires October 14, 2020 |
| My commission expires: _____ | |