

2015019109 00082

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

\$130.00

PRESENTED & RECORDED

05/28/2015 11:54:24 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3232

PG: 3816 - 3817

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$130.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6808-60-9786.00

Mail after recording to: Grantee

This instrument was prepared by: Graydon H. Ellis, III; Hart & Ellis, PLLC

THIS DEED made this 27 day of May, 2015 by and between

GRANTOR

**TALCOTT AVENUE TRUST
3524 Yadkinville Road, #231
Winston-Salem, NC 27106**

GRANTEE

**THOMAS A. PORTER
3810 Talcott Avenue
Winston-Salem, NC 27106**

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:

BEING KNOWN and DESIGNATED as Lot No. 10, as shown on the map of Old Town Heights, Section V, as recorded in Plat Book 17, Page 74 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Submitted electronically by "Hart & Ellis PLLC"
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 3220, Page 498, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 17, Page 74, 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:

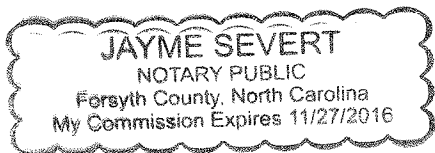
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

_____	_____ (SEAL)
TALCOTT AVENUE TRUST	
By: <u>[Signature]</u>	_____ (SEAL)
Title: <u>QAH Group, LLC</u>	
By: <u>Jared Rogers, Member/Trustee</u>	
By: _____	_____ (SEAL)
Title: _____	
	_____ (SEAL)

NORTH CAROLINA Forsyth COUNTY

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: JARED ROGERS, AS TRUSTEE/MEMBER OF TALCOTT AVENUE TRUST by QAH Group, LLC.
 Witness my hand and official stamp or seal, this the 27 day of May, 2015.

My Commission Expires: 11-27-16



[Signature]
 Notary Public
 Print Notary Name: Jayme Severt

NORTH CAROLINA _____ COUNTY

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: _____
 Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____

 Notary Public
 Print Notary Name: _____