

2016008955 00132

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXTX

\$116.00

PRESENTED & RECORDED

03/14/2016 01:58:11 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3275

PG: 3465 - 3466

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$116.00

Recording Time, Book and Page

Tax parcel: 6822-69-9292.00

Mail after recording to: Grantee

This instrument was prepared by: R. Dale Fussell, Attorney at Law (34466/Julie)

Brief description for index: Lot 17, Laurel Park, Phase II

THIS DEED made this 14th day of March, 2016 by and between:

GRANTOR

Shawn M. Gooden (unmarried)

Mailing Address:

235 E. Monmouth Street, Unit B, Winston-Salem, NC 27127

GRANTEE

W Real Estate Investments, LLC

Property Address:

2029 Cedar Post Court, Winston-Salem, NC, 27127

Mailing Address:

3411 Oliver Drive, Greensboro, NC 27406

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 located in **FORSYTH** County, North Carolina, and more particularly described as follows:

Being know and designated as all of Lot 17 as shown on recorded plat entitled Laurel Park, Phase II, as developed by Hampton Development Corporation, said map prepared by Slate Surveying Company, dated September 27, 1989 and recorded in Plat Book 33 at Page 199 in the Forsyth County Public Registry.

Submitted electronically by "R. Dale Fussell, Attorney At Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Together with improvements located thereon; said property is commonly known as 2029 Cedar Post,
Winston-Salem, North Carolina

Parcel ID# 6150-017

Being the same property conveyed to Grantor herein by deed recorded in Book 3276 Page 3370

A map showing the above described property is recorded in Plat Book 33, Page 199.

This property was not the primary residence of 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: Easements, restrictions and conditions
of record. Ad valorem taxes.

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)

Shawn M. Gooden

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Julie K. Butt, a Notary Public of the County and State aforesaid, certify that Shawn M. Gooden unmarried, Signatory,
personally known to me or proven by satisfactory evidence (said evidence being in the form of a current state or federal
identification with the Signatory's photograph), personally appeared before me this day, and acknowledged the voluntary
due execution of the foregoing instrument in writing for the purposes therein expressed. Witness my hand and notarial
seal this 14th day of March, 2016.

(NOTARY SEAL)


Notary Public

My commission expires: July 5, 2016

