



2017005574 00062

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$6.00

PRESENTED & RECORDED:  
02-13-2017 11:20:09 AM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST

BK: RE 3332  
PG: 482-484

MAIL AFTER RECORDING TO: Grantee

*Box 128*

THIS INSTRUMENT WAS PREPARED BY: MARK E. RANDOLPH, Attorney at Law

Stamps: \$ *6.00*

NORTH CAROLINA     )  
                                  )  
COUNTY FORSYTH    )

**NORTH CAROLINA GENERAL WARRANTY DEED**

**THIS DEED** made this *8<sup>th</sup>* day of February, 2017, by and between Sherry Rouse (Divorced), whose address is 208 Williams Street Lexington, NC 27292, GRANTOR; and Equity Trust Company Custodian FBO Z097756 Ira, whose address is 1 Equity Way West Lake, Ohio 44145, GRANTEE.

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 situated in Ashe County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Property Address: 0 Apple Street Winston-Salem, NC 27101

The property conveyed herein \_\_\_ 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: Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

Sherry Rouse (SEAL) \_\_\_\_\_ (SEAL)  
Sherry Rouse

NORTH CAROLINA )  
                          )  
Forsyth COUNTY )

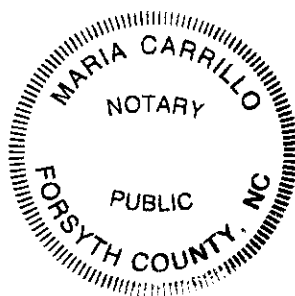
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Sherry Rouse

Witness my hand and official stamp or seal, this 8<sup>th</sup> day of February, 2017.

Date: February 8<sup>th</sup>, 2017

[Signature]  
Notary Public

My commission expires:  
(SEAL)



## Exhibit A

Beginning at a stake on the West side of Lindo Street, 75 feet South of the Southwest intersection of Lindo and Apple Streets, and running thence South with the West line of Lindo Street 45 feet to an iron stake at the intersection of a 10-foot alley and Lindo Street, thence West along the North side of said alley 106 feet to a point in the South line of Lot No. 12 as shown on the plat of the property of Hanes Hosiery Mills Company recorded in Plat Book 1, page 64 (2); said point being approximately 6.8 feet West of the southeast corner of Lot No. 12 and the Southwest corner of Lot No. 11 as shown on said plat; thence North running parallel to the dividing line between Lots 11 and 12 and approximately 6.8 feet West of said line 50 feet to a point, which point is 70 feet South of Apple Street; thence Eastwardly and parallel with the South line of Apple Street 66 feet to an iron stake; thence South 5 feet to an iron stake; thence East and parallel with the South line of Apple Street 40 feet to the place of Beginning. Being the southern portion of Lots 10 and 11 and a 6.8 foot strip off the Southeast corner of Lot 12 as shown on the plat of Hanes Hosiery Mills Co. property, in Plat Book 1 page 64 (2) in the office of the Register of Deeds of Forsyth County.

Also a right of way 10 feet wide and 70 feet long running from Apple Street to the North line of the above-described property, to be used by the above grantee and their heirs and assigns. Being the same right of way described in Deed to the grantors herein, recorded in Deed Book 533, page 151; and theretofore conveyed in Deed Book 269, page 151.

Second — Beginning at an iron stake in the West line of Lindo Street at the Southwest intersection of an alley and said street; running thence Southwardly with the West line of Lindo Street 49 feet to an iron stake the Northeast corner of Lot 25; thence Westwardly with the North line of Lot 25, 124 feet to an iron stake in the East line of Lot 22; thence Northwardly with the East line of Lot 22, 49 feet to an iron stake in the South line of the alley; thence Eastwardly with the South line of said alley 124 feet to an iron stake, the place of Beginning. Being known and designated as Lot 23 on the Map of Hanes Hosiery Mills Company property, recorded in the office of the Register of Deeds of Forsyth County in Plat Book 1, page 64 (2). Also known as Lot H-23 Block 651 Forsyth County Tax Map.

Sallie S. Goodman died intestate in 1994, leaving Edward Willis Goodman as her sole heir. Edward Willis Goodman died in Davidson County and left his entire estate to his wife, Betty Ruth Black. Betty Ruth Black died in Davidson County and left her entire estate to Sherry Rouse.