



2017030593 00190

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$119.00

PRESENTED & RECORDED:
08-01-2017 03:59:04 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3360
PG: 4238-4239

Excise Tax \$119.00

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 052

TAX PARCEL: 6825-83-7786

Mail after recording to Garrett Yates West Box 139
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

GRANTEE

Equity Trust Company Custodian FBO ZO97756 IRA
353 Jonestown Road, Apt/Unit 120
Winston-Salem, NC 27104

DEPARTMENT OF TRANSPORTATION,
an agency of the State of North Carolina
1546 Mail Service Center
Raleigh, NC 27611

Enter 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 \$ 59,500.00 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 pipe found in the northern right-of-way of Apple Street, said pipe also being the Southeastern corner of William E. and Janet L. Wolff (book 1856 page 448 in the Forsyth County Register of Deeds and also known as Tax lots 7 & 201 in Block 0658); running thence from said BEGINNING along the Wolff line North 05 deg. 24' 10" East (crossing an iron pipe found at 143.62') for a total of 147.22' to an iron pipe found in the Common Open Area of Salem Pointe (Revised) as shown in plat book 32, page 103; thence running with Salem Pointe South 76 deg. 48' 50" East 49.56' to an iron pipe; thence running with Sherri L. Wilson's Western line (see deed book 2336, page 2713 in the above described registry and also known as tax lot 5 & 203 of block 0648) South 05 deg. 13' 04" West (crossing an iron pipe found on the same course at 5.57') for a total of 140.52'; thence running along the Northern right-of-way line of Apple Street North 84 deg. 36' 33" west 49.56' to the POINT AND PLACE OF BEGINNING.

Being 7097.1 square feet, more or less, according to a survey by William F. Tatum, PLS 3163, dated 1-22-07.

Being also known as the western half of Lots 17, 18 and 19 Plat of Hanes Hosiery in Plate Book 1, Page 64. TOGETHER WITH interest in closed alley per Deed Book 1233, Page 502.

Being also known as Tax Lot 6 & 202, Block 0658 in the Forsyth County Tax Record.

FOR FURTHER REFERENCE:

See Deed Book 439, Page 128, deed to Oscar A. Wood (DOD 2/16/90) and wife, Carrie Wood (DOD 3/25/84)

Oscar A. Wood, widower, devised by will to Alma Wood Ashby in 90 E 382.

Alma Wood Ashby devised by will (98 E 147 certification of probated will; 97 E 1896 Davidson County Estate) to Patricia Gail Byerly & Edward Allen Blackburn.

Edward Allen Blackburn devised his 1/2 interest by will (04 E 2069 certification of probated will; 99 E 442 Davidson County Estate) to Christopher Scott Blackburn and Shelly Renee Blackburn.

Christopher Scott Blackburn (and, wife Alise Smith Blackburn) and Shelly Renee Blackburn deeded interest to Patricia Blackburn Byerly and Charles Nelson Byerly by instrument recorded in Deed Book 2085, Page 2927.

COUNTY: Forsyth WBS ELEMENT: 34872.2.4 TIP/PARCEL NO.: U-2827B 052

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3029 Page 3212, 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 ZO97756 IRA

[Signature] (SEAL) _____ (SEAL)

SEARON M. BORTNER
Corporate Alternate Signer

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: [Signature]

 <p>(Official Seal)</p>	State of Ohio <u>Cuyahoga</u> County I, <u>Paula Neuhoff</u> , a Notary Public for Cuyahoga <u>Cuyahoga</u> County, State of <u>Ohio</u> , do hereby certify that <u>Searon M. Bortner, Corporate Alternate Signer</u>
	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>[Signature]</u> Notary Public My commission expires: _____