



2013011603 00081

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$576.00

PRESENTED & RECORDED:
03-15-2013 11:37:31 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3111
PG: 3437-3439

Prepared By: A.L. Collins, Box 11

NORTH CAROLINA GENERAL WARRANTY DEED

\$576.00 Excise Tax	Recording Time, Book and Page
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Tax Lot No.....Parcel Identifier No.....
Verified by Forsyth County on theday of, 2013 by

Mail after recording to and all future tax bills to: Grantee at 245 Lee Smith Lane, Kernersville, N.C. 27284
This instrument was prepared by: A.L. Collins, Esq., 430 W. Mountain St. Kernersville, N.C. 27284
Brief description for the Index

245 Lee Smith Lane

THIS DEED made this 14 day of March, 2013, by and between:

GRANTOR TREVA ANNETTE FULCHER	GRANTEE JOSEPH E. EDWARDS, JR. and Wife, PAME D. EDWARDS Subject Property: 245 Lee Smith Lane Kernersville, N.C. 27284
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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.

This property was the primary residence of the Grantor.

WITNESSETH, that the Grantor, for 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 the County of Forsyth, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

This property was acquired by Grantor by instrument recorded in Deed Book 2143, Page 2773, Forsyth County Registry. This property being known as 245 Lee Smith Lane, Kernersville, N.C. 27284

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 ad valorem taxes for the current year.

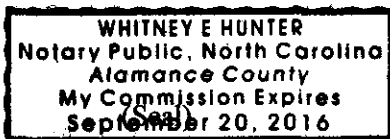
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Treva Annette Fulcher (SEAL)
TREVA ANNETTE FULCHER, Grantor

STATE OF NORTH CAROLINA, Alamance COUNTY:

I, Whitney E. Hunter, a Notary Public of Said County and State, certify that Treva Annette Fulcher, Grantor either being personally known to me or proven by satisfactory evidence (said evidence being a State-issued driver's license), personally came before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this the 14 day of March, 2013.



Whitney E Hunter
Notary Public
My Commission Expires: 9/20/2016

The foregoing Certificate(s) ofis/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof..... REGISTER OF DEEDS FORCOUNTY ByDeputy Assistant - Register of Deeds

EXHIBIT "A"

LEGAL DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot Number 19, as shown on the plat entitled THE AUTHORS, SECTION FOUR, as recorded in Plat Book 41, Page 20, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.