



2013029362 00172

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

\$302.00

PRESENTED & RECORDED:

06-25-2013 02:25:47 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDSBY: S. GRIFFITH
ASST

BK: RE 3131

PG: 436-437

NORTH CAROLINA GENERAL WARRANTY DEED

Bk 176

Excise Tax: \$302.00

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: 6825-51-5417.00

Mail after recording to: Patti Dobbins, 3350 Valley Road, Winston-Salem, NC 27106

This instrument was prepared by: Patti Dobbins

THIS DEED made this 25 day of June, 13 by and between

GRANTOR

JEFFREY G. DILLON AND WIFE, NANCY C. JACKSON

Mailing Address:

J. William Broadway

GRANTEE

JEW. BROADWAY

Property Address: 716 LOCKLAND AVENUE, WINSTON-SALEM, NC 27103

Mailing Address:

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:

BEGINNING at an iron stake on the West side of Lockland Avenue said point of beginning being 115.55 feet north of the Northwest intersection of Gaston Street and Lockland Avenue; running thence North along the West line of Lockland Avenue 60 feet to an iron stake the southeast corner of Lot No. 47; thence west along the South line of Lots 47 and 48 120 feet to an iron stake, the southeast corner of Lot no. 49; thence south along a part of the east line of Lot No. 73 60 feet to an iron stake; thence east along a parallel line to Gaston Street 120 feet to an iron stake, the place of BEGINNING. Being the northern part of Lots 74 and 75 as shown on the plat of ARDMORE, SECTION 4, plat of said property being recorded in Plat Book 2, Page 96 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made. And being the same property conveyed by T.C. Abernathy Substituted Trustee to Home Owner's Loan Corporation by that certain deed of record in Book 428, Page 198, Forsyth County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2130, Page 2513, _____ County Registry.

A map showing the above described property is recorded in Plat Book 2, Page 96, and referenced within this instrument.

Does the above described property include the primary residence (yes/no)? **Yes**

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.

(Entity Name)

Jeffrey G. Dillon (SEAL)
JEFFREY G. DILLON

By: _____

Nancy C. Jackson (SEAL)
NANCY C. JACKSON

Title: _____

By: _____

(SEAL)

Title: _____

(SEAL)

Forsyth
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: JEFFREY G. DILLON AND WIFE, NANCY C. JACKSON. Witness my hand and official stamp or seal, this the 25th day of June, 2013.

My Commission Expires: 9-25-2017

Patti D. Dobbins
Notary Public

Print Notary Name: Patti D. Dobbins

PATTI D. DOBBINS

Notary Public
Forsyth County, NC

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: _____