



2013046542 00050

FORSYTH CO, NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$520.00

PRESENTED & RECORDED:

10-04-2013 10:40:53 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY S. GRIFFITH

DPT

BK: RE 3149

PG: 1316-1318

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 520.00

Parcel Identifier No.: (Tax Block 4213A, Tax Lot 33)

Return after recording to: Box #144

Mail tax bills to Grantee: 2865 Gray Moss Drive Clemmons, NC 27012

This instrument was prepared by: Robert W. Porter, Attorney

Brief description for the Index: 2865 Gray Moss Drive Clemmons, NC 27012THIS DEED made this 4th day of October, 2013, by and between,

GRANTOR	GRANTEE
Bryan T. Pritchard and wife, Andrea D. Pritchard Mailing Address:	Rita B. Hales and husband, Philip A. Hales Mailing Address: 2865 Gray Moss Drive Clemmons, NC 27012

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 the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Property Address: 2865 Gray Moss Drive Clemmons, NC 27012

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does ☐, does not ☒ include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2369, Page 4630, Forsyth County Registry.

Recorded in Plat Book 38, Page 12, Forsyth County Registry.

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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

B T Pritchard (SEAL) _____ (SEAL)
Bryan T. Pritchard
Andrea D Pritchard (SEAL)
Andrea D. Pritchard

State of NC, County of Forsyth

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 herein and in the capacity indicated: Bryan T. Pritchard and wife, Andrea D. Pritchard

Date: Oct. 4, 2013

Allison W. Thomason
ALLISON W. THOMASON
Notary Public - North Carolina
Forsyth County
printed or typed name of notary public

My Commission Expires: Jan. 21, 2017

State of _____, County of _____

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 herein and in the capacity indicated:

Date: _____

Notary Public

My Commission Expires: _____

printed or typed name of notary public

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot 33, as shown on a recorded plat entitled " DOUBLEGATE, SECTION 2", as developed by The New Fortis Corporation, said plat being recorded in Plat Book 38, Page 12, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.