

**2013048705 00051**FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$246.00**

PRESENTED & RECORDED:

10-18-2013 10:17:02 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3151**PG: 1092-1093****NORTH CAROLINA
GENERAL WARRANTY DEED**Excise Tax: **\$246.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6856-05-5585.00

Mail after recording to: Box 24

This instrument was prepared by: The Law Office of Clint Calaway

THIS DEED made this 15 day of October, 2013 by and between**GRANTOR**JENNIFER SMITH and, MATTHEW LOGGAINS
207 Windsong Drive
Clemmons, NC 27012**GRANTEE**CHRISTOPHER L. PHILLIPS
3748 Signet Drive
Winston-Salem, NC 27101

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:

BEING KNOWN and DESIGNATED as Lot No. 134, as shown on the plat entitled Silver Chalice, Section 2, as recorded in Plat Book 35, Page 142, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2748, Page 4186, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 35, Page 142, and referenced within this instrument.

The above described property ☒ 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:

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.

JENNIFER SMITH (SEAL)

By: _____

MATTHEW LOGGAINS (SEAL)

By: _____

_____ (SEAL)

Title: _____

_____ (SEAL)

STATE OF NC

COUNTY OF FORSYTH

I, Jayne Severt, a Notary Public for the County of Forsyth, State of NC do hereby certify that JENNIFER SMITH and, MATTHEW LOGGAINS personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15 day of October, 2013.

Jayne Severt
Notary Public

My Commission Expires: 11-27-16

