



2013052762 00197

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$235.00

PRESENTED & RECORDED  
11-15-2013 03:35:19 PM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY LORI HOLLOWAY  
DPTY

BK: RE 3155  
PG: 1928-1929

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$235.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6825-87-9496.00

Mail after recording to: 835 Pilot View, Winston-Salem, NC 27101

This instrument was prepared by: Bunch & Associates, PLLC #153

THIS DEED made this 12 day of November, 2013 by and between

**GRANTOR**

Corri E. Shoffner  
487 Ben Anderson Road  
Mocksville, NC 27028

**GRANTEE**

Karen Joyce, (single) and  
Robert Hegarty, (single)  
Joint tenants with rights of survivorship  
835 Pilot View  
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. 12 as shown on the plat of J.C. HURLEY PROPERTY, as recorded in Plat Book 13, at Page 82-83, 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 2661, Page 4489, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 13, Page 82-83, 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.

\_\_\_\_\_  
(ENTITY NAME) Corri E. Shoffner (SEAL)  
Corri E. Shoffner

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

\_\_\_\_\_ (SEAL)

NORTH CAROLINA Forsyth 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:

Corri E. Shoffner

Witness my hand and official stamp or seal, this the 12 day of November, 2013.

My Commission Expires: 9-25-16

Jamye T. Tilley  
Notary Public  
Print Notary Name: Jamye T. Tilley

