



2014002157 00192

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$236.00

PRESENTED & RECORDED:

01-17-2014 03:24:59 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE
ASST

BK: RE 3163

PG: 1257-1258

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: \$ 236.00

This property _____ is X is not the Grantor's
 primary residence.

Tax Map No.

Parcel Identifier No. 5981813791

Mail after recording to: Grantee

This instrument was prepared by: Michael R. Bennett, Atty., Box 75

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

GRANTOR

**Terry Alan McKinney and wife, Barbara Jean McKinney
 15 Waterford Court, Granite Fall, NC 28630**

GRANTEE

**Christian Kayla Garner and Charles Austin Hayes (Joint Tenants with Right of Survivorship)
 7600 Millway Drive, Tobaccoville, NC 27050**

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 located in Forsyth County, North Carolina and more particularly described as follows:

Being all of Lot No. 84 as shown on a recorded plat entitled "The Meadows, Section Four" as developed by The Fortis Corporation, said map being drawn by Otis A Jones Surveying Co., Inc., and recorded in Plat Book 29, Page 198 in the office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description.

The above-referenced property is subject to the restrictive covenants as recorded in BK 1477, PG 630, Forsyth County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2227, Page 3652, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 29, Page 198, and referenced within this instrument.

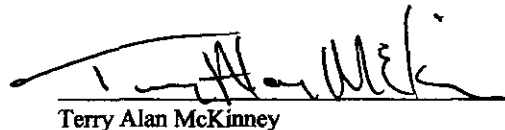
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

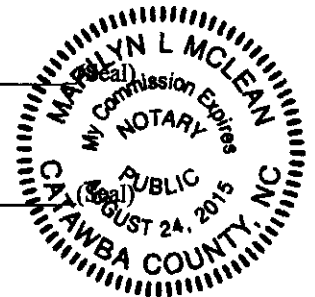
Title to the property hereinabove described is subject to the following exceptions:

Easements and restrictions of record, if any. 2013 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her 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.


Terry Alan McKinney


Barbara Jean McKinney

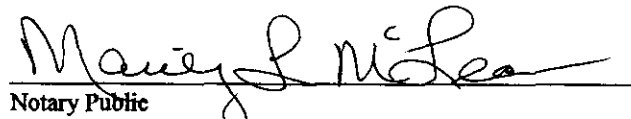


State of North Carolina, Catawba County

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 therein and in the capacity indicated: Terry Alan McKinney and Barbara Jean McKinney

Witness my hand and official stamp or seal, this 14 day of December, 2013.

My Commission Expires: 8/24/2015


Notary Public

Print Notary Name: Marilyn L. McLean