



2014005686 00173

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

02-18-2014 03:15:43 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH

DPT

BK: RE 3166

PG: 3934-3935

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$0.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6836-46-8563.00

Mail after recording to: *Box 24*

This instrument was prepared by: CLINT CALAWAY- NO TITLE SEARCH REQUESTED OR PERFORMED

THIS DEED made this 18TH day of FEBRUARY, 2014 by and between

GRANTOR

QUEEN ESTHER FANT aka QUEEN H. FANT
2221 MERCK RD., APT. 104
WINSTON SALEM, NC 27106

GRANTEE

THEODORE R. FANT, IV, NORMAZER E. THOMPkins, NICOLA M. BIBBS AND HEATHER
F. FANT

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 Number 3, Block 16,
as shown on the Map of Bon Air, as recorded in Plat
Book 3, page 25 (5), in the Office of the Register of
Deeds of Forsyth County, North Carolina, reference to
which is hereby made for a more particular description.**

PROPERTY ADDRESS: 708 E. 28TH STREET, WINSTON SALEM, NC 27105

**THE PURPOSE OF THIS DEED IS TO REMOVE, QUITCLAIM, AND RELEASE THE LIFE
ESTATE INTEREST OF QUEEN ESTHER FANT, GRANTED PER THE WILL OF THEODORE ROOSEVELT
FANT, JR (ESTATE FILE 10E1690)**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1309, Page 773, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 3, Page 25(5), 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)

Queen H. Fant (SEAL)
QUEEN H. FANT

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

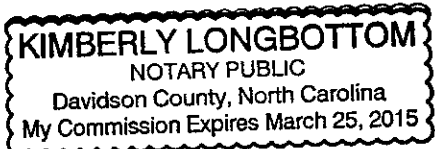
(SEAL)

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: QUEEN H. FANT Witness my hand and official stamp or seal, this the 18th day of February, 2014.

My Commission Expires: 3-25-15

[Signature]
Notary Public
Print Notary Name: Kimberly Longbottom



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: _____