

2014009904 00189FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$256.00**

PRESENTED & RECORDED

03/21/2014 04:35:56 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 3171**PG: 680 - 682**

Excise Tax: \$256.00

Tax Info: PIN 6846-86-1847.00 / Tax Block 3221, Lot 011

Mail deed & tax bills to: Grantee(s) @ 3421 Parrish Road, Winston-Salem, NC 27105

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 5 day of March, 2014 by and between

GRANTOR	GRANTEE
DOREEN BAILEY CONNELL, legally separated	SEBASTIAN COUSINS
Grantor Address: <u>614 Hot House Road</u> <u>Hayesville, NC 28904</u>	Grantee Address: 3421 Parrish Road Winston-Salem, NC 27105

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book -, Page -. A map showing the above described property is recorded in Plat Book 11, Page 178.

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. 2014 AD VALOREM TAXES.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed X does or _____ does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

Doreen Bailey Connell (SEAL)
DOREEN BAILEY CONNELL

SEAL-STAMP

MELISSA P. LOCKLEAR
Notary Public - North Carolina
Forsyth County

STATE OF NORTH CAROLINA, COUNTY OF Forsyth
I, Melissa P. Locklear, a Notary Public
for Forsyth County and the aforesaid State, do hereby
certify that DOREEN BAILEY CONNELL, either being personally
known to me or proven by satisfactory evidence, personally appeared
before me this day, and acknowledged the voluntary due execution of
the foregoing instrument by her for the purposes stated therein. Witness
my hand and official stamp or seal, this the 5 day of March,
2014.

Melissa P. Locklear
Notary Public Name: Melissa P. Locklear
My commission expires: 4-26-2017

EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot Number 1 as shown on the map of the PROPERTY OF DOREEN BAILEY CONNELL, as recorded in Plat Book 62, Page 23 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.