

**2014017211 00197**FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$212.00

PRESENTED & RECORDED:

05-16-2014 04:18:49 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 3179**PG: 702-704****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax \$ 212⁰⁰Parcel Identifier No. 5981-82-6608.00 Verified by _____ County on the _____ day of _____, 20 _____
By: _____Mail/Box to: 7505 Meadow Green Court Tobaccoville, NC 27050Box 153

This instrument was prepared by: BUNCH & ASSOCIATES, PLLC, 3411 HEALY DR. STE C, WINSTON-SALEM, NC 27103

Brief description for the Index: Lot 60 THE MEADOWS, SECTION THREE, PB 28 PG 194THIS DEED made this 16th day of May, 20 14, by and between

GRANTOR

GRANTEE

**Joshua C. Dombrosky and wife
Annette Dombrosky
3030 Kensington Place
Winston-Salem, NC 27103****Matthew Avery Shoemaker, Married
7505 Meadow Green Court
Tobaccoville, NC 27050**

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 the City of WINSTON Township, FORSYTH County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY HEREBY CONVEYED, KNOWN AS 7505 Meadow Green Court Tobaccoville, NC 27050 AND BEING INFORMALLY KNOWN AS TAX PARCEL ID # 5981-82-6608.00, FORSYTH COUNTY TAX RECORDS.

All or a portion of the property herein conveyed ☒ includes or ☐ does not include the primary residence of a Grantor.The property hereinabove described was acquired by Grantor by instrument recorded in Book 2106 page 3249.A map showing the above described property is recorded in Plat Book 28 page 194.

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

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, other than the following exceptions.

Save and except easements and restrictions of record, if any, and 2014 ad valorem taxes

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name) _____ (SEAL)
 Title: _____
 By: _____ (SEAL)
 Title: _____
 By: _____ (SEAL)
 Title: _____

USE BLACK INK ONLY

SEAL-STAMP State of North Carolina - County of FORSYTH

MICHAEL M. MASON
 NOTARY PUBLIC
 FORSYTH COUNTY
 NORTH CAROLINA
 MY COMMISSION EXPIRES JUNE 15, 2015

I, the undersigned Notary Public of the County and State aforesaid, certify that Joshua C. Dombrosky and wife Annette Dombrosky personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14 day of May, 20 14.

My Commission Expires: June 15, 2015 M. M. Mason
 Notary Public

SEAL-STAMP State of North Carolina - County of FORSYTH

USE BLACK INK ONLY I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that she is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20 ____.

My Commission Expires: _____
 Notary Public

SEAL-STAMP State of North Carolina - County of FORSYTH

USE BLACK INK ONLY I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20 13.

My Commission Expires: _____
 Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct.

This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on first page hereof.

By: _____ Register of Deeds for _____ County
 Deputy/Assistant - Register of Deeds

Exhibit A

Being all of Lot 60 as shown on a recorded plat entitled "THE MEADOWS, SECTION THREE" as developed by the Fortis Corporation, said map being drawn by Otis A. Jones Surveying Co., Inc., and recorded in Plat Book 28, Page 194, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.