

2014018914 00028FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$421.00**

PRESENTED & RECORDED

05/30/2014 10:15:37 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3181**PG: 432 - 434****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$421.00****Parcel Identification Number: 6825-51-9450.00****This instrument was prepared by: T. Lawson Newton****Return to: Grantees @ 1823 Gaston Street, Winston Salem, NC 27103****Mail tax bill: 1823 Gaston Street, Winston Salem, NC 27103****Brief description for the Index: Lot 81, ARDMORE, SECTION 4, PLAT BOOK 2, PAGE 96 (2)**THIS DEED made this 30th day of May, 2014 by and between**GRANTOR****Randall L. Washington
and wife
Cynthia L. Setzer
P O Box 5230
Pinehurst, NC 28374****GRANTEE****Hal H. Atkinson
and wife
Heidi D. Klepin
1823 Gaston Street
Winston Salem, NC 27103**

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

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor in Deed Book 2821, Page 3128.

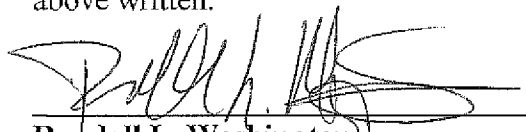
A map showing the above described property is recorded in Plat Book 2 Page 96 (2).

THIS PROPERTY IS ✓ OR IS NOT _____ THE GRANTORS PRIMARY RESIDENCE.

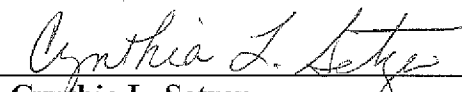
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, other than the following exceptions: easements and restrictions of record, if any.

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


Randall L. Washington

(SEAL)


Cynthia L. Setzer

(SEAL)

STATE OF NORTH CAROLINA – COUNTY OF FORSYTH

I Amy Goodin, a Notary Public for Forsyth County, North Carolina do hereby certify that Randall L. Washington and Cynthia L. Setzer, appeared before me this day and I have seen satisfactory evidence of the principal's identity by a current state or federal identification with the principal's photograph in the form of a drivers license; and they acknowledged to me that they voluntarily signed the foregoing document for the purpose stated herein.

This the 30th day of May, 2014.


Notary Public

My Commission Expires: 2-12-19

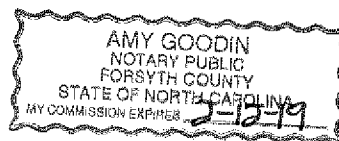


EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot No. 81 as shown on the Map of ARDMORE, SECTION 4, as recorded in Plat Book 2, Page 96(2) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.