



2014021909 00187
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
 06-20-2014 02:43:23 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: S. GRIFFITH
 DPTY

BK: RE 3184
PG: 945-947

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: N/A

Parcel Identification Number: 6876-69-7199.00

This instrument was prepared by: Gordon W. Jenkins, Box 108
NO TITLE SEARCH PERFORMED OR REQUESTED

Return to: Grantees @ 108 Asbury Drive, Kernersville, NC 27284

Mail tax bill: 108 Asbury Drive, Kernersville, NC 27284

Brief description for the Index: Lot 1, ASBURY FOREST, PLAT BOOK 26, PAGE 168

THIS DEED made this 17 day of June, 2014 by and between

GRANTOR	GRANTEE
<p>Mary Ann Ferguson, widow 108 Asbury Drive Kernersville, NC 27284</p>	<p>Mary Ann Ferguson, widow, a 99% undivided interest, 108 Asbury Drive, Kernersville, NC 27284, and James Kent Ferguson, a ½ of 1% undivided interest and Alan Clay Ferguson and Elsa C. Dooling and Mary Adele Weber, Erin V. Morrison and Taylor R. Ferguson, a ½ of 1% undivided interest, all grantees as joint tenants with right of survivorship</p>

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(\$N/A-Gift Deed) to them paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey a 99% undivided interest 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 2980, Page 852.

A map showing the above described property is recorded in Plat Book 26 Page 168.

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

TO HAVE AND TO HOLD a 99% undivided interest in the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple, as joint tenants with right of survivorship. And the Grantor covenants with the Grantee, that Grantor is seized of a 99% undivided interest in 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.

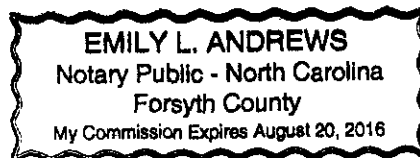
Mary Ann Ferguson (SEAL)
Mary Ann Ferguson

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Emily L. Andrews, a Notary Public for Forsyth County, North Carolina do hereby certify that Mary Ann Ferguson, 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 17 day of June, 2014.

Emily L. Andrews
Notary Public



My Commission Expires: 08-20-2016

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot 1 of ASBURY FOREST, a map and plat of which is recorded in Plat Book 26, Page 168 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.