



2014036578 00034

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$154.00

PRESENTED & RECORDED:
10-07-2014 10:58:08 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3200

PG: 191-194

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 154.00

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No:

Box 24
Mail after recording to: Grantee @ address shown below

This instrument was prepared by: **Christopher P. Justice (without the benefit of title examination)**

THIS DEED made this 7th day of October, 2014 by and between

GRANTOR

**Dwight H. Hicks and wife, Rebecca S. Hicks
Peggy Smith Cross, Unmarried
William Eugene Smith and wife, Kaye O. Smith
Mailing Address: 4410 Comanche Trail, Greensboro, NC 27406**

GRANTEE

**Nathan Seawell and wife, Heidi Seawell
Property Address: 5460 Dogwood Drive, Winston Salem, NC 27105**

Mailing Address: 5460 Dogwood Drive Winston Salem NC 27105

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 No. 11, Black A, as shown on the Map of Caudle Crest, as recorded in Plat Book 16, Page 148, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Grantees are the heirs of Foard Hicks, for further reference see Forsyth County Estate file 12 E 337.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1520, Page 1138, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 16, Page 148, and referenced within this instrument.

Does the above described property include the primary residence (yes/no)? **No**

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:

Subject to Easements, Covenants, Restrictions, Rights of Way or record, if any and 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 officer(s), the day and year first above written.

William Eugene Smith (SEAL)

William Eugene Smith

Dwight H. Hicks (SEAL)

Kaye O. Smith (SEAL)

Kaye O. Smith

Rebecca S. Hicks (SEAL)

Peggy Smith Cross (SEAL)

State of: _____

County of: _____

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, Dwight H. Hicks and wife, Rebecca S. Hicks, Grantor(s). Witness my hand and official stamp or seal, this the _____ day of _____, 2014

SEAL

Notary Public

My Commission Expires: _____

State of: _____

County of: _____

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, Peggy Smith Cross, Grantor(s). Witness my hand and official stamp or seal, this the _____ day of _____, 2014

SEAL

Notary Public

My Commission Expires: _____

State of: NC
County of: Surry

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, William Eugene Smith, and wife, Kaye O. Smith, Grantor(s). Witness my hand and official stamp or seal, this the 3rd day of Oct, 2014

SEAL

NANETTE C. ATKINS
Notary Public
Surry Co., North Carolina
My Commission Expires June 07, 2016

Nanette C Atkins

Notary Public

My Commission Expires: 6-7-2016

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.

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William Eugene Smith (SEAL) Dwight H. Hicks (SEAL)
Dwight H. Hicks

Kaye O. Smith (SEAL) Rebecca S. Hicks (SEAL)
Rebecca S. Hicks

Peggy Smith Cross (SEAL)

State of: NORTH CAROLINA
County of: RANDOLPH

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, Dwight H. Hicks and wife, Rebecca S. Hicks, Grantor(s). Witness my hand and official stamp or seal, this the 02ND day of OCTOBER, 2014

SEAL
TIMOTHY M NEY
Notary Public
Randolph County
North Carolina
My Commission Expires May 17, 2017

[Signature]
Notary Public
My Commission Expires: MAY 17, 2017

State of: NORTH CAROLINA
County of: RANDOLPH

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, Peggy Smith Cross, Grantor(s). Witness my hand and official stamp or seal, this the 2ND

day of OCTOBER, 2014
SEAL
TIMOTHY M NEY
Notary Public
Randolph County
North Carolina
My Commission Expires May 17, 2017

[Signature]
Notary Public
My Commission Expires: MAY 17, 2017

State of: _____
County of: _____

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, William Eugene Smith, and wife, Kaye O. Smith, Grantor(s). Witness my hand and official stamp or seal, this the _____ day of _____, 2014

SEAL

Notary Public
My Commission Expires: _____

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.

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_____(SEAL) _____(SEAL)
William Eugene Smith Dwight H. Hicks

_____(SEAL) _____(SEAL)
Kaye O. Smith Rebecca S. Hicks

Peggy Smith Cross (SEAL)
Peggy Smith Cross

State of: _____
County of: _____

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, Dwight H. Hicks and wife, Rebecca S. Hicks, Grantor(s). Witness my hand and official stamp or seal, this the _____ day of _____, 2014

SEAL

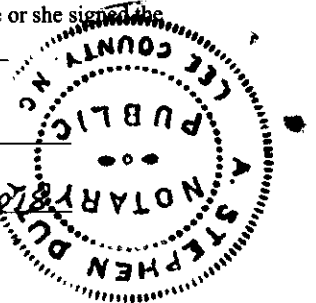
Notary Public
My Commission Expires: _____

State of: NORTH CAROLINA
County of: LEE

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, Peggy Smith Cross, Grantor(s). Witness my hand and official stamp or seal, this the 03 day of OCTOBER, 2014

SEAL

A. Stephen Dyer
Notary Public
My Commission Expires: OCTOBER 16, 2018



State of: _____
County of: _____

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, William Eugene Smith, and wife, Kaye O. Smith, Grantor(s). Witness my hand and official stamp or seal, this the _____ day of _____, 2014

SEAL

Notary Public
My Commission Expires: _____