



2015004646 00065  
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:  
02-11-2015 11:46:38 AM

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

BK: RE 3216  
PG: 2101-2102

Address of Grantee: 3901 Southdale Avenue, Winston Salem, NC 27107

Address of the Grantor: \_\_\_\_\_

Property is not the principal residence of the Grantor

This instrument was prepared by: Samuel M. Booth *Box 16*

Brief description for the **Index**: Lot 18 Southdale

**SPECIAL WARRANTY DEED**

THIS DEED made this the 15<sup>th</sup> day of January, 2015, by and between

Grantor

Grantee

**ANITA D. PHILLIPS** (Unmarried)  
formerly known as Anita D. Edmondson

**RODNEY W. PHILLIPS, JR.**

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:

Being Known and Designated as **Lot 18**, as shown on the Map of **SOUTHDALE** as recorded in **Plat Book 3, page 71**, in the Office of the Office of the Forsyth County Register of Deeds, to which reference is hereby made for a more particular description. Being the same property as described in Book 1768 page 2718, of the Forsyth County Registry. Currently being identified on the Forsyth County records as PIN 6833-56-9774.00.

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

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

In Witness Whereof, Grantor has duly executed the foregoing as of the day and year first above

written.

Anita D. Phillips

(Seal)

Anita D. Phillips (Unmarried) formerly known  
as Anita D. Edmondson (Unmarried)

**NORTH CAROLINA - FORSYTH COUNTY**

I, the undersigned Notary Public of the County of Stokes State  
aforesaid, certify that ANITA D. PHILLIPS (Unmarried), formerly known as Anita D.  
Edmondson(Unmarried) personally came before me this day and acknowledged the  
voluntary execution of the foregoing deed. Witness my hand and Notarial stamp or  
seal, this 15<sup>th</sup> day of January, 2015.

Gerald G. Spough

Print name: Gerald G. Spough Notary Public

My commission expires: Jan. 21, 2018

