



2015004647 00066

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$42.00

PRESENTED & RECORDED:  
02-11-2015 11:47:44 AM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS

BY: S. GRIFFITH  
DPTY

BK: RE 3216

PG: 2103-2104

Address of Grantee: 3906 Southdale Ave. Winston-Salem NC 27107

Address of the Grantor: 3901 Southdale Avenue, Winston Salem, NC Box 16

This property is not principal residence of the grantor.

Excise tax: \$ 42<sup>00</sup>

This instrument was prepared by: Samuel M. Booth

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

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 30th day of January, 2015, by and between

GRANTOR	GRANTEE
<b>RODNEY W. PHILLIPS, JR. and wife, NORMA V. PHILLIPS</b>	<b>BRIAN MARK SMITH</b>

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 the premises 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 interest in real property and all privileges and

appurtenances thereto belonging to the Grantee forever.

And the Grantor covenants with Grantee, that Grantor is seized of said premises in fee simple, has the right to convey the same in fee simple, that title is marketable and is free and clear of all encumbrances, and Grantor will warrant and defend the title against the lawful claims of all person whatsoever, except as to easements and restrictions of record, if any, and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereto set his hand and seal.

Norma V. Phillips (Seal) Rodney W. Phillips, Jr. (Seal)  
Norma V. Phillips Rodney W. Phillips, Jr.

NORTH CAROLINA - FORSYTH COUNTY

I, Gerald G. Spough a Notary Public of Stokes County, State of North Carolina, certify that **RODNEY W. PHILLIPS, JR.** and wife, **NORMA V. PHILLIPS**, Grantor, personally came before me this day and voluntarily acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal, this 30<sup>th</sup> day of January, 2015.

Gerald G. Spough  
Print name: Gerald G. Spough Notary Public

My Commission expires: Jan. 21, 2018

