



2015010454 00176  
FORSYTH CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED:  
03-30-2015 03:03:02 PM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: S.L. POINDEXTER  
DPTY

**BK: RE 3223**  
**PG: 954-956**

Excise Tax \$NTC

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 6854-28-8838.00

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2015

by \_\_\_\_\_

Mail after recording to: Bell, Davis & Pitt, PA Box 106 (MMO)

This instrument was prepared by: Mallory M. Oates

Brief Description for the index

Lots 33, 34 and 35 Ebert Court

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED effective the 27<sup>th</sup> day of March, 2015 by and between

**GRANTOR**

**GRANTEE**

John E. Lusk  
and wife,  
Cathy A. Lusk  
3002 Georgia Road  
Yadkinville, NC 27055

Lusk Rental Properties, LLC, a  
North Carolina limited liability company  
3002 Georgia Road  
Yadkinville, NC 27055

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 tract or parcel of land, together with all improvements located thereon, situated in the City of Winston-Salem, Forsyth County, North Carolina and being more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated herein by reference.**

**All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.**

The property hereinabove described was acquired by Grantor by instrument recorded in Estate File \_\_\_\_\_

A map showing the above described property is recorded in Plat Book 4 Page 99, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid tract 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:

Easements, restrictions, and rights-of-way of record, if any, and ad valorem taxes for the current year, prorated to date of closing, and each year subsequent thereto.

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 officers, the day and year written below.

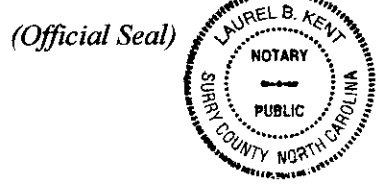
[Signature] (SEAL)  
John F. Lusk  
[Signature] (SEAL)  
Cathy A. Lusk

SEAL-STAMP STATE OF NORTH CAROLINA - COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: John F. Lusk and wife, Cathy A. Lusk

Date: 3/27/2015

[Signature]  
Official Signature of Notary



Laurel B. Kent  
Notary's printed or typed name

My commission expires: 02-04-2016

SEAL-STAMP STATE OF NORTH CAROLINA - COUNTY OF \_\_\_\_\_

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

Date: \_\_\_\_\_

\_\_\_\_\_  
Official Signature of Notary

(Official Seal)

\_\_\_\_\_  
Notary's printed or typed name

My commission expires: \_\_\_\_\_

Exhibit "A"

BEING KNOWN and designated as lots numbers 33, 34 and 35 as shown on the map of Ebert Court as recorded in Plat Book 4, page 99 in the Office of the Register of Deeds of Forsyth County, North Carolina to which map reference is hereby made for a more particular description.

TOGETHER WITH all of the rights, title and interest of the grantors in and to a certain easement for obtaining water from Garvey W. Tulbert, et ux, to William B. Newsom, et ux, dated December 2, 1965 and recorded in the Office of the Register of Deeds, Forsyth County, North Carolina. Being the same property and same water easement as that designated in Deed of Trust Book 943, page 397 in the Office of the Register of Deeds, Forsyth County, North Carolina.

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