



2015015104 00227

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$344.00

PRESENTED & RECORDED:
04-30-2015 03:19:31 PM

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

BK: RE 3228

PG: 1965-1966

GENERAL WARRANTY DEED

Excise Tax: \$350.00
Tax Parcel ID No. 6888-68-3976.00 Verified by _____ County
on the ____ day of _____, 20__ By: _____

Mail/Box to: Godfrey Box #90

This instrument was prepared by: Brant H. Godfrey

Brief description for the Index: Lot 59, Pine Knolls

THIS DEED, made this the ____ day of April, 20 15, by and between

GRANTOR: Michael A. Dudley and wife, April M. Dudley
whose mailing address is _____ and
_____ whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: Nancy J. Newby
whose mailing address is 1110 Foxfire Road, Kernersville, NC 27284 and
_____ whose mailing address is _____
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Kernersville, County of North Carolina, State of North Carolina, more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 59 of Pine Knolls Subdivision as shown on a plat map of same recorded in Plat Book 23, at Page 191, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 2969, Page 2475, and being reflected on plat(s) recorded in Map/Plat Book 23, page/slide 191.

All or a portion of the property herein conveyed x includes or ___ does not include the primary residence of a Grantor. TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights-of-way of record, if any.**

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

By: _____ (SEAL)
Print/Type Name & Title: Michael A. Dudley

By: _____ (SEAL)
Print/Type Name & Title: April M. Dudley

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

State of North Carolina
County of Forsyth

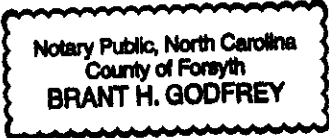
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Micheal A. Dudley and wife, April M. Dudley
_____ [insert name(s) of principal(s)].

Date: 4/30/15

Brant H. Godfrey
BRANT H. GODFREY Notary Public
Notary's Printed or Typed Name

My Commission Expires:
6/15/16

(Official/Notarial 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:
_____ [insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires:

(Official/Notarial Seal)