

2015015111 00234FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$160.00**

PRESENTED & RECORDED

04/30/2015 03:22:40 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3228**PG: 1977 - 1980**Mail deed and tax bills to Grantee: **4892 McCracken Road, Kernersville, NC 27284**Prepared by: N. Alan Bennett (Thomas and Bennett)
116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$160.00

Brief description: **0.32 acres along McCracken Road (part of Lots 15, 16, Kerwin)**

GENERAL WARRANTY DEED

THIS DEED made this 28th day of April, 2015, by and between:

GRANTOR: STANLEY R. STIGALL and wife, DELIA E. STIGALL GARY D. MUNDY, SR. (aka Gary D. Mundy) and wife, MARGARET M. MUNDY Grantor address: c/o Gary D. Mundy, Sr. 5128 Alaska Road Walkertown, NC 27051	GRANTEE: CFTF Properties LLC, a North Carolina limited liability company Grantee address: 4892 McCracken Road Kernersville, NC 27284
The property conveyed does not include the primary residence of the Grantor.	

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:

See attached **Exhibit A** which is hereby incorporated by reference.

Property Address: **4892 McCracken Road, Kernersville, NC 27284**


Submitted electronically by "Thomas and Bennett"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

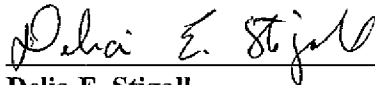
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

 (Seal)
Stanley R. Stigall

 (Seal)
Delia E. Stigall

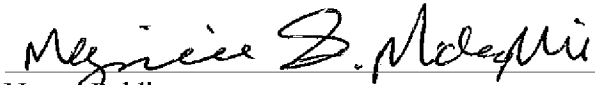
North Carolina, Forsyth County

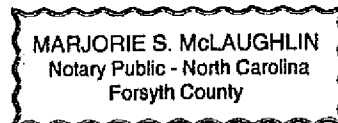
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Stanley R. Stigall and Delia E. Stigall

April 30, 2015

Place notary seal below this line:


Notary Public
Print/Type Name: Marjorie S. McLaughlin
My Commission Expires: February 12, 2020



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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Gary D. Mundy, Sr. (Seal)
 Gary D. Mundy, Sr. (aka Gary D. Mundy)

Margaret M. Mundy (Seal)
 Margaret M. Mundy

North Carolina, Forsyth County

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 therein and in the capacity indicated:

Gary D. Mundy, Sr. and Margaret M. Mundy

April 28, 2015

Place notary seal below this line:

Whitney E. Hunter
 Notary Public

Print/Type Name: Whitney E. Hunter

My Commission Expires: 9/20/2016

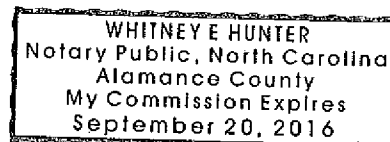


EXHIBIT A

CFTF Properties LLC
0.32 acres along McCracken Road
Part of Lots 15 and 16, Kerwin
4892 McCracken Road

Property Description:

BEGINNING at an iron stake in the northwest margin of Railroad Avenue (aka McCracken Road), the southeast corner of Kerwin Missionary Baptist Church (now or formerly) property and the southwest corner of Lot 15, Kerwin (Plat Book 4, Page 137, Forsyth County Registry); thence along the Church's line, North 14° West 152.30 feet to an iron stake, northeast corner of Church property in Era Robertson's line; thence North 64° East 70.00 feet to an iron stake in Robertson's line, Thomas F. Loflin (now or formerly) corner; thence with Loflin's line, South 32° 45' East 152.00 feet to an iron stake in the northwest margin of Railroad Avenue (aka McCracken Road), Loflin's corner; thence with the northwest margin of Railroad Avenue (aka McCracken Road), South 64° West 120.00 feet to an iron stake marking the point and place of Beginning and containing **0.32 acres**, more or less. This property is part of Lots 15 and 16, Kerwin (Plat Book 4, Page 137, Forsyth County Registry.)

There is conveyed herewith all of the property described in the deed recorded in Book 3205, Page 247, Forsyth County Registry.

This is the same property as described in Book 3205, Page 247, Forsyth County Registry and is designated as Tax PIN 6866-99-3599.00 (Block 5348, Lots 015B and 016C) on the Forsyth County tax maps.