

2015015879 00052FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$342.00**

PRESENTED & RECORDED

05/06/2015 10:42:15 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: S. GRIFFITH

DPTY

BK: RE 3229

PG: 1595 - 1597

Excise Tax: \$342.00

Tax Info: PIN 6865-80-4007.00 / Tax Block 5641E, Lot 015

Mail deed & tax bills to: Grantee(s) @ 1573 Jubilee Trail, Kernersville, NC 27284

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

Lot 15 of Sedge Lake Garden, Section 1

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 23 day of April, 2015 by and between

GRANTOR	GRANTEE
VICKI G. CASON, unmarried AND LISA ANN CARPENTER and husband, JACOB DYLAN CARPENTER Grantor Address: 11219 Pond Valley Court Charlotte, NC 28269	JOHN HAMILTON SULLIVAN and wife, KATHLEEN ELIZABETH SULLIVAN Grantee Address: 1573 Jubilee Trail Kernersville, NC 27284

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 Number 15 as shown on the map of S EDGE LAKE GARDEN, SECTION 1, as recorded in Plat Book 32, Page 2 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book -, Page -. A map showing the above described property is recorded in Plat Book 32, Page 2.

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 exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2015 AD VALOREM TAXES.

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 and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

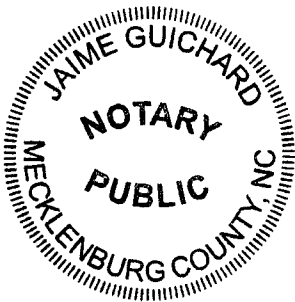
The property being conveyed ☒ does or ☐ does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

Vicki G. Cason (SEAL)
VICKI G. CASON

Lisa Ann Carpenter (SEAL) Jacob Dylan Carpenter (SEAL)
LISA ANN CARPENTER JACOB DYLAN CARPENTER

<p>SEAL-STAMP</p> <p>KIMBERLEE TROMBLEY NOTARY PUBLIC FORSYTH COUNTY STATE OF NORTH CAROLINA</p>	<p>STATE OF NORTH CAROLINA, COUNTY OF <u>Forsyth</u></p> <p>I, <u>Kimberlee Trombley</u>, a Notary Public for <u>Forsyth</u> County and the aforesaid State, do hereby certify that VICKI G. CASON, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes stated therein. Witness my hand and official stamp or seal, this the <u>23</u> day of April, 2015.</p> <p><u>Kimberlee Trombley</u> Notary Public Name: My commission expires: <u>10-21-17</u></p>
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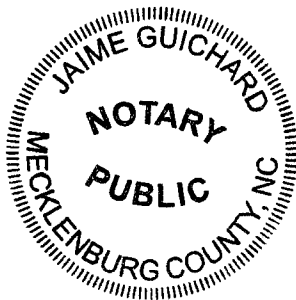
SEAL-STAMP

STATE OF NORTH CAROLINA, COUNTY OF Mecklenburg

I, Jaime Guichard, a Notary Public for Mecklenburg County and the aforesaid State, do hereby certify that LISA ANN CARPENTER, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes stated therein. Witness my hand and official stamp or seal, this the 23 day of April, 2015.

Jaime Guichard
 Notary Public Name:
 My commission expires: 12/2/2017

SEAL-STAMP

STATE OF NORTH CAROLINA, COUNTY OF Mecklenburg

I, Jaime Guichard, a Notary Public for Mecklenburg County and the aforesaid State, do hereby certify that JACOB DYLAN CARPENTER, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes stated therein. Witness my hand and official stamp or seal, this the 23 day of April, 2015.

Jaime Guichard
 Notary Public Name:
 My commission expires: 12/2/2017