

2015016432 00236
 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$360.00
 PRESENTED & RECORDED
 05/08/2015 04:26:21 PM
C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPTY
BK: RE 3229
PG: 4108 - 4109

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 360.00

Parcel Identifier No. 6819-28-1675.00 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: Donato & Grewal, LLP, 2016-A New Garden Road, Greensboro, NC 27410

Brief description for the Index: LOT 5 & 6, Balmoral

THIS DEED made this 8th day of May, 2015, by and between

GRANTOR	GRANTEE
Perry N. Sanders and spouse, Sherrie H. Sanders Forwarding Address; PO Box 214 Rural Hall, NC 27045	Donald E. Utterback & spouse Gail P. Utterback Property & Mailing Address: 120 Buckhaven Ct Rural Hall, NC 27045

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Rural Hall, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOTS NO. 005 AND 006 AS SHOWN ON A PLAT OF BALMORAL, SECTION 2, REVISED, AS RECORDED IN PLATBOOK 25, PAGE 095, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2832 page 1376. All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 25 page 95.

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, other than the following exceptions:

All easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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

By: _____ (Entity Name) Perry N. Sanders (SEAL) Print/Type Name: Perry N. Sanders

By: _____ Print/Type Name & Title: _____ Sherrie H. Sanders (SEAL) Print/Type Name: Sherrie H. Sanders

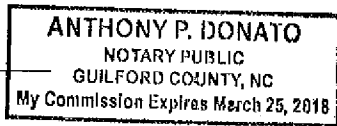
By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

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

State of North Carolina - County or City of Forsyth

I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that Perry N. Sanders and spouse, Sherrie H. Sanders personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 8th day of May, 2015.

My Commission Expires: _____ (Affix Seal)



Anthony P. Donato Notary Public Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal)

Notary Public
Notary's Printed or Typed Name