



2015016647 00195

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$64.00

PRESENTED & RECORDED
05-11-2015 12:23:51 PM

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

BK: RE 3230
PG: 311-313

GENERAL WARRANTY DEED

Excise Tax: 64.00
Tax Parcel ID No. 6833-66-0647.00 Verified by _____ County
on the _____ day of _____, 20____ By: _____

Mail/Box to: Box 71

This instrument was prepared by: Thomas G. Jacobs, Attorney

Brief description for the Index: _____

THIS DEED, made this the 7 day of May, 2015, by and between

GRANTOR: SSZ, LLC
whose mailing address is 4941 Shady Maple Lane, Winston-Salem, NC 27106
(herein referred to collectively as **Grantor**) and

GRANTEE: Brian Smith
whose mailing address is 3906 Southdale Ave, Winston-Salem NC 27107
(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 _____, County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 2646, Page 2277, and being reflected on plat(s) recorded in Map/Plat Book 3, page/slide 71.

All or a portion of the property herein conveyed _____ includes or x 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:

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.

SSZ, LLC

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

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

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

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

State of NORTH CAROLINA
County of FORSYTH

I, Cheryl L Folds a Notary Public of FORSYTH County, State aforesaid, certify that Sandra A. Gith, either being personally known to me or proven by satisfactory evidence, who is the Manager of SSZ, LLC a North Carolina Limited Liability Company, personally appeared before me this day acknowledged that (s)he is Manager of SSZ, LLC and that as Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

Date: 5-7-2015
Cheryl L Folds
Cheryl L Folds Notary Public
Notary's Printed or Typed Name

My Commission Expires:
10-15-15

(Official/Notarial Seal)



Exhibit A

BEING KNOWN AND DESIGNATED as Lots 19 and 20, as shown on the plat of SOUTHDALE DEVELOPMENT, as recorded in Plat Book 3, Page 71, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.