



2015017343 00098
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
05-15-2015 11:09:26 AM

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

BK: RE 3230

PG: 3779-3782

Original to:
William Benson

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$NTC

Parcel Identifier No. 6804-69-3000.00 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail to: Grantee _____

This instrument was prepared by: Wyatt Early Harris & Wheeler, L. L. P. (Donavan J. Hylarides)

Brief description for the Index: _____

THIS DEED made this _____ day of _____, 201____, by and between

GRANTOR	GRANTEE
WILIAM D. BENSON, and KRISTIN L. BENSON (now divorced) 218 Bubbling Well Road Denver, NC 28037-9546	WILLIAM D. BENSON 218 Bubbling Well Road Denver, NC 28037-9546

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 the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A

It is the purpose and intent of this Deed to vest title solely in Grantee pursuant to the provisions of N.C.G.S. § 39-13.3(c). It is the further intent and purpose of Grantor to convey all right, title and interest he has in the property to Grantee and for this property to hereafter be the sole and "separate property" of the Grantee as defined in N.C.G.S. § 50-20(b)(2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2766 pages 2284-2286.

All or a portion of the property herein conveyed _____ includes or x does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 31, Page 197.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

William D. Benson (SEAL)
WILLIAM D. BENSON

Kristin L. Benson (SEAL)
KRISTIN L. BENSON

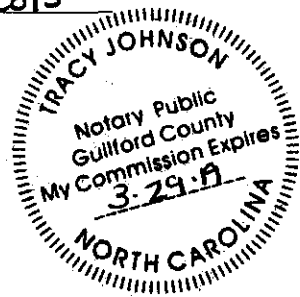
NORTH CAROLINA

Forsyth COUNTY

I, Tracy JOHNSON, a Notary Public of the State of North Carolina and County of Gulfport, certify that *WILLIAM D. BENSON* personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers, or signed the above document while in my physical presence, and while being personally observed by me doing so.

Date May 15, 2015

(Official Seal)



Tracy Johnson
TRACY JOHNSON Notary Public
(Printed Name)

My Commission Expires: 3-29-19

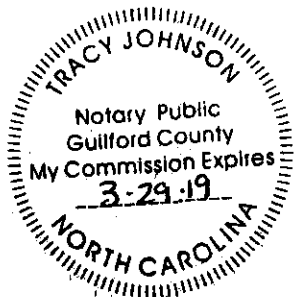
NORTH CAROLINA

Forsyth COUNTY

I, Tracy JOHNSON, a Notary Public of the State of North Carolina and County of Gulfport, certify that *KRISTIN L. BENSON* personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers, or signed the above document while in my physical presence, and while being personally observed by me doing so.

Date May 15, 2015

(Official Seal)



Tracy Johnson
TRACY JOHNSON Notary Public
(Printed Name)

My Commission Expires: 3-29-19

EXHIBIT "A"

BEGINNING at an existing iron pipe in the south right-of-way line of Kettle Court (private), said iron pipe being the northwestern corner of Lot 22 of Mar-Don Hills (Plat Book 31, Page 197, Forsyth County Registry); running thence from said Beginning point along said South right-of-way line of Kettle Court on a curve to the left a chord bearing and distance of South 59° 45' 31" East to an iron pipe; running thence South 0° 10' 21" West 61.40 feet to an iron pipe in the north line of Lot 24, Mar-Don Hills; running thence with said north line, North 77° 42' 55" West 101.29 feet to an iron pipe in the center line of a 20 foot sanitary sewer easement; running thence with the south line of Lot 21, Mar-Don Hills, North 40° 52' 27" East 85.82 feet to an iron pipe, the point and place of Beginning. Being the major portion of Lot 22 of Mar-Don Hills recorded in Plat Book 31 at page 197 in the Office of the Register of Deeds of Forsyth County, North Carolina, all according to survey of Joseph E. Franklin dated September 13, 1993.

TOGETHER with all rights and easements appurtenant to said Lot as specifically enumerated in the Declaration of Covenants, Conditions and Restrictions issued by Crest Investment Properties, Inc. and recorded in Deed Book 1637 at Page 4107 et seq. in the Office of the Register of Deeds of Forsyth County, North Carolina; and, membership of Mar-Don Hills Homeowners Association, Inc.; and,

SUBJECT to the regular annual assessments and special assessments, limitation and rules reserved in said Declaration of Covenants, Conditions and Restrictions, which Declaration is incorporated herein by reference. By way of illustration, and not by way of limitation, said Declaration provides for: (1) Annexation of additional properties; (2) Property rights of members and their invitees in Association land including the Common Areas; (3) Obligations of members for regular annual assessments and special assessments and the effect of non-payment thereof; (4) Limitations upon the use of the Common Areas; (5) Obligations of the Association for exterior maintenance; and, (6) Restrictions upon the use of the land conveyed herewith.

This is the same property conveyed to the parties as recorded in Deed Book 1796, Page 2655 in the office of Register of Deeds of Forsyth County, North Carolina reference to which is hereby made.