

2015020969 00031

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$620.00

PRESENTED & RECORDED
 06/09/2015 10:02:33 AM
C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: S. GRIFFITH
 DPTY

BK: RE 3234
PG: 3968 - 3969

Do not write above this line

Excise Tax: \$620.00	Tax Block 4213A, Lot 007	Parcel ID: 5892-07-6754-00
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Mail after recording to: Grantee;

This instrument was prepared by: Stafford R. Peebles Jr.

Brief description for the index:

Lot 7, Doublegate, Section 1

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 28th day of May, 2015, by and between

GRANTOR	GRANTEE
JAMES H. MOTAGUE AND JUNE A. MONTAGUE, TRUSTEES OF THE JAMES H. MONTAGUE FAMILY TRUST DATED MAY 18, 2000	LEMUEL EDGAR WHITLOCK and wife, CLARA N. WHITLOCK
And	
JAMES H. MONTAGUE AND JUNE A. MONTAGUE, TRUSTEES OF THE JUNE A. MONTAGUE FAMILY TRUST DATED MAY 18, 2000	
Address: <u>173 Homstead Hills</u> <u>Winston-Salem, NC 27103</u>	6760 Doublegate Drive Clemmons 29012

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 Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 7, as shown on a recorded Plat entitled "DOUBLEGATE, SECTION 1", as developed by The New Fortis Corporation, said plat being recorded in Plat Book 37, Page 77, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

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 submitted electronically by "Stafford R. Peebles, Jr., PC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

following exceptions: Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.

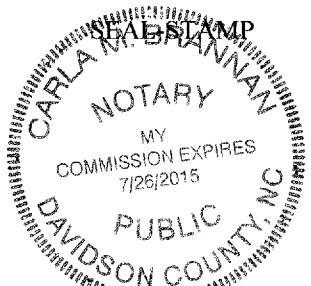
I IN WITNESS WHEREOF, each individual Grantor has hereunto set his hand and adopted as his seal the word "SEAL" appearing beside or near his signature, this sealed instrument being executed and delivered on the date first above written.

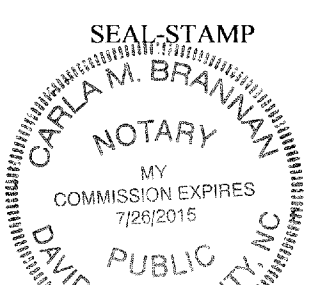
James H. Montague (SEAL)
JAMES H. MONTAGUE TRUSTEE OF THE JAMES H.
MONTAGUE FAMILY TRUST DATED MAY 18, 2000

June A. Montague (SEAL)
JAMES H. MONTAGUE TRUSTEE OF THE JUNE A.
MONTAGUE FAMILY TRUST DATED MAY 18, 2000

June A. Montague (SEAL)
JUNE A. MONTAGUE TRUSTEE OF THE JAMES H.
MONTAGUE FAMILY TRUST DATED MAY 18, 2000

June A. Montague (SEAL)
JUNE A. MONTAGUE TRUSTEE OF THE JUNE A.
MONTAGUE FAMILY TRUST DATED MAY 18, 2000

	<p>NORTH CAROLINA - FORSYTH COUNTY</p> <p>I, <u>Carla M Brannan</u>, a Notary Public of <u>Davidson</u> County, North Carolina, certify that JAMES H. MONTAGUE TRUSTEE OF THE JAMES H. MONTAGUE FAMILY TRUST DATED MAY 18, 2000 and JAMES H. MONTAGUE TRUSTEE OF THE JUNE A. MONTAGUE FAMILY TRUST DATED MAY 18, 2000 appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>9th</u> day of <u>May</u>, 2015.</p> <p>My Commission Expires: <u>July 26, 2015</u> <u>Carla M Brannan</u> Notary Public</p>
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	<p>NORTH CAROLINA - FORSYTH COUNTY</p> <p>I, <u>Carla M Brannan</u>, a Notary Public of <u>Davidson</u> County, North Carolina, certify that JUNE A. MONTAGUE TRUSTEE OF THE JAMES H. MONTAGUE FAMILY TRUST DATED MAY 18, 2000 and JUNE A. MONTAGUE TRUSTEE OF THE JUNE A. MONTAGUE FAMILY TRUST DATED MAY 18, 2000 appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>9th</u> day of <u>May</u>, 2015.</p> <p>My Commission Expires: <u>July 26, 2015</u> <u>Carla M Brannan</u> Notary Public</p>
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