

2015024068 00255

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$298.00

PRESENTED & RECORDED

06/29/2015 04:53:42 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3238**PG: 1504 - 1506****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: 298.00****Parcel Identification Number: 6825-61-4083.00****This instrument was prepared by: T. Lawson Newton****NO TITLE SEARCH PERFORMED OR REQUESTED****Return to: Grantees @ 804 Brent Street, Winston Salem, NC 27103****Mail tax bill: 804 Brent Street, Winston Salem, NC 27103****Brief description for the Index: PIN Lot 71, Highland Park, Plat Book 1, Page 96, Forsyth County Registry.**THIS DEED made this 24 day of June, 2015 by and between**GRANTOR**

Stephanie A. Hudson, unmarried
2828 Wesleyan Lane
Winston-Salem, NC 27106

GRANTEE

Robert T. Deedrick
and
Erin U. Catzen
804 Brent Street
Winston-Salem, NC 27103

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

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor in Deed Book 2207, Page 3330.

THIS PROPERTY IS ☒ OR IS NOT ☐ THE GRANTORS PRIMARY RESIDENCE.

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: easements and restrictions of record, if any.

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

Stephanie A. Hudson (SEAL)
Stephanie A. Hudson

STATE OF NORTH CAROLINA- COUNTY OF FORSYTH

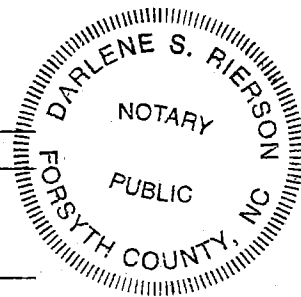
I, Darlene S. Rierson, a Notary Public for Forsyth County,
Forsyth do hereby certify that Stephanie A. Hudson, appeared before me this day and I have seen satisfactory evidence of the principal's identity by a current state or federal identification with the principal's photograph in the form of a drivers license; and she acknowledged to me that they voluntarily signed the foregoing document for the purpose stated herein.

This the 24 day of June, 2015.

Darlene S. Rierson

Notary Public

DARLENE S. RIERSON
Printed Notary Name



My Commission Expires: 12-26-2015

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot Number 71, as shown on the Map of HIGHLAND PARK recorded in Plat Book 1 at Page 96 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.