

2015029687 00194
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$310.00
PRESENTED & RECORDED
08/06/2015 01:55:32 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY
BK: RE 3244
PG: 2304 - 2305

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$ 310.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 5896-69-6885.00

Mail after recording to: Grantee

This instrument was prepared by: Graydon H. Ellis, III; The Ellis Firm, PLLC

THIS DEED made this 6th day of AUGUST, 2015, 2015, by and between

GRANTOR

BETTY M. JACKSON
(Widow)

5100 Windsor Rd.
Hamptonville, NC 27020

GRANTEE

NANCY G. ASTORINO and
PAUL C. MARVEL, JR.
2200 Four Winds Trail
Winston-Salem, NC 27106

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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 9, as shown on the map of Whispering Winds, Section I, as recorded in Plat Book 25, page 115, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1866, Page 3264, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 25, Page 115, and referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

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

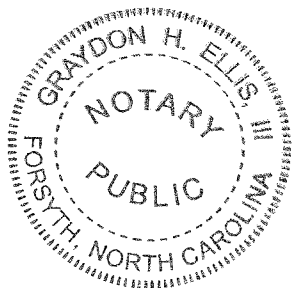
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Betty M. Jackson by Rebecca J. Pierce, POA (SEAL)
BETTY M. JACKSON by Rebecca Jackson Pierce, her Attorney-in-Fact

STATE OF North Carolina, COUNTY OF Forsyth

I, Graydon H. Ellis, III, a Notary Public of Forsyth County, State of North Carolina, do hereby certify that Rebecca Jackson Pierce, attorney-in-fact for Betty M. Jackson, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of Betty M. Jackson, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Book 3165 at page 3948, later corrected by instrument recorded in Book 3219 at page 2669, in the Office of the Register of Deeds of Forsyth County, North Carolina, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; and that said Rebecca Jackson Pierce acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of said Betty M. Jackson. I do further certify that I am not a party to the attached instrument. WITNESS my hand and official seal this the 6th day of August, 2015.

(SEAL)



Graydon H. Ellis, III
Notary Public
My Commission expires: 10/10/17