



2015039809 00121

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$416.00

PRESENTED & RECORDED:
10-16-2015 02:58:31 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3255
PG: 2228-2229

Law Office of Richard R. Faust.
204 Muirs Chapel Rd. Ste 102
Brevardsburg, N.C. 27410

ENVELOPE

Excise Tax: \$416.00

Tax Info: PIN 6865-80-0472.00 / Tax Block 5641E, Lot 100

Mail deed & tax bills to: Grantee(s) @ _____

This instrument was prepared by: A. Gregory Schell, Attorney [Without title examination by draftsman.]

Brief Description for the index

Lot 100 of Sedge Lake Garden

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made the 15th day of September, 2015 by and between

GRANTOR	GRANTEE
MADLINE S. BUSCH and spouse, JOANNA M. GONYEAU	VITO J. LUPPINO and LAUREN A. LUPPINO
Grantor Address: 500 Clematis Way Kernersville, NC 27284	Grantee Address: <u>5313 EMBER LN.</u> <u>KERNERSVILLE, NC 27284</u>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 100 as shown on the map of SEDGE LAKE GARDEN, as recorded in Plat Book 32, Page 2 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book -, Page -. A map showing the above described property is recorded in Plat Book 32, Page 2.

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: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2015 AD VALOREM TAXES.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed does or does NOT include the primary residence of at least one Grantor. (Per NCCGS §105-317.2)

Madelin S. Busch
MADELINE S. BUSCH

(SEAL) Joanna M. Gonyeau (SEAL)
JOANNA M. GONYEAU

SEAL-STAMP



STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, MARIE E. White, a Notary Public for FORSYTH County and the aforesaid State, do hereby certify that MADELINE S. BUSCH and JOANNA M. GONYEAU, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes stated therein. Witness my hand and official stamp or seal, this the 9 day of October, 2015.

Marie E. White
Notary Public Name:
My commission expires: 6/19/2029