

2015045862 00088

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

\$356.00

PRESENTED & RECORDED

12/03/2015 01:14:57 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3262

PG: 40 - 41

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 356.00

Parcel Identifier No.: 6889-54-7159.00 (Block 5246A, Lot 047)

Return after recording to: Attorney Bill Barbour, P.O. Box 258, Oak Ridge, NC 27310

Mail tax bills to Grantee: 9509 White Tail Trail, Kernersville, NC 27284

This instrument was prepared by: T. Thomas Kangur, Jr. NO TITLE SEARCH REQUESTED OR PERFORMED

Brief description for the Index: Lot 47, Deer Path, Section Two

THIS DEED made this 3rd day of December, 2015, by and between,

GRANTOR	GRANTEE
<p>ANTHONY D. McMILLIAN and wife, EMILY S. McMILLIAN Mailing Address:</p>	<p>ANDREW J. ANDERSON and wife, RACHEL L. ANDERSON Mailing Address: 9509 White Tail Trail, Kernersville, NC 27284</p>

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

BEING KNOWN AND DESIGNATED as Lot 47 of Deer Path, Section Two a map and plat of which is recorded in Plat Book 33, Page 16 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 9509 White Tail Trail, Kernersville, NC 27284

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [X], does not [] include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3181, Page 1639, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 33, Page 16.

submitted electronically by "Attorney Bill Barbour"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Anthony D. McMillian (SEAL)
Anthony D. McMillian

Emily S. McMillian (SEAL)
Emily S. McMillian

State of North Carolina, County of Guilford

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: Anthony D. McMillian and wife, Emily S. McMillian.

Date: July 29, 2017

Valerie L. Richmond
Notary Public

My Commission Expires: July 29, 2017

Valerie L. Richmond
printed or typed name of notary public

VALERIE L. RICHMOND
NOTARY PUBLIC
GUILFORD COUNTY, NC