



2015046139 00201

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$782.00

PRESENTED & RECORDED
 12-04-2015 04:40:21 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: LORI HOLLOWAY
 DPTY

BK: RE 3262
PG: 1500-1501

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$

Parcel Identifier No.: 6807-75-8343.00 (Block 6295, Lot 118)
 Return after recording to: Kangur & Porter, LLP (Box 76)
 Mail tax bills to Grantee: 3717 Old Pfafftown Rd., Winston-Salem, NC 27106
 This instrument was prepared by: T. Thomas Kangur, Jr.
 Brief description for the Index: Lot 118, Greenbrier Farm

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

GRANTOR	GRANTEE
<p>HELENE FISCHER ELBEIN, widow Mailing Address: 1100 Watson Ave., Winston-Salem, NC 27103</p>	<p>JAMES McFALL PEARCE and wife. SARAH DENISON PEARCE Mailing Address: 3717 Old Pfafftown Rd., Winston-Salem, NC 27106</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 the _____ Township, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot No. 118, as shown on the Map of GREENBRIER FARM, PHASE II, SECTION TWO, as recorded in Plat Book 40, Page 97, 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: 3717 Old Pfafftown Rd., Winston-Salem, NC 27106

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

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2902, Page 2727, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 40, Page 97.

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.

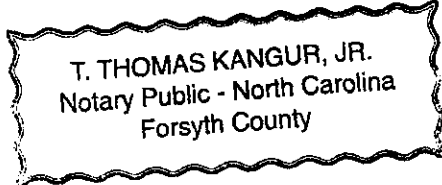
Helene Fischer Elbein (SEAL)
Helene Fischer Elbein, widow

_____ (SEAL)

State of North Carolina, County of Forsyth

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: Helene Fischer Elbein, widow.

Date: 12/4/15



T. Thomas Kangur, Jr.
Notary Public

My Commission Expires: 10/24/16

T. Thomas Kangur, Jr.
printed or typed name of notary public