

**2015047926 00112**  
 FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$10.00**  
 PRESENTED & RECORDED  
 12/18/2015 01:36:12 PM  
**C. NORMAN HOLLEMAN**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE  
 ASST  
**BK: RE 3264**  
**PG: 1331 - 1333**

**NORTH CAROLINA  
 GENERAL WARRANTY DEED**

<b>Excise Tax:</b> \$10.00	Recording Time, Book and Page:
Tax Map No.	Parcel Identifier No.: 6836-67-2018.00

Mail after recording to: Grantee: 1008 E. Twenty Ninth St. Winston-Salem, NC 27105  
 This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**

THIS DEED made this 17 day of December, 2015 by and between

<b>GRANTOR:</b>  WILLIAM O. HARRIS and wife, REMATHA B. HARRIS  Address: 3889 FOREST VALLEY DRIVE WINSTON-SALEM, NC 27105	<b>GRANTEE:</b>  ERIK A. GARLAND and wife, DEIDRE D. GARLAND  Address: 1008 E. TWENTY NINTH ST. WINSTON-SALEM, NC 27105
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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:

**See Exhibit A attached hereto and incorporated herein by reference.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 870, Page 266, FORSYTH County Registry.

Submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 7, Page 43, and referenced within this instrument.

Does the above described property include the primary residence?  YES  NO

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:

- Easements, restrictions, rights of way and declarations of record, if any.
- Ad valorem taxes hereafter becoming due and payable.

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 by authority of its Board of Directors, the day and year first above written.

\_\_\_\_\_  
(Entity Name)

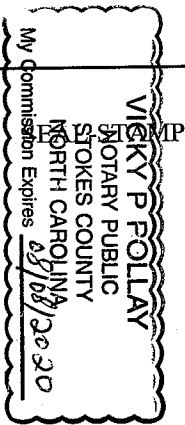
*William O. Harris* (SEAL)  
WILLIAM O. HARRIS

By: \_\_\_\_\_  
Title: \_\_\_\_\_

*Rematha B. Harris* (SEAL)  
REMATHA B. HARRIS

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)  
(SEAL)



NORTH CAROLINA - NC COUNTY

I, Vicky P. Pollay, a Notary Public of Stokes County, North Carolina, do hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: WILLIAM O. HARRIS. Witness my hand and official stamp or seal this 17 day of December, 2015.

My Commission Expires: 08/08/2020 Vicky P. Pollay Notary Public

SEAL-STAMP

NORTH CAROLINA - \_\_\_\_\_ COUNTY

I, \_\_\_\_\_, a Notary Public of \_\_\_\_\_ County, North Carolina, do hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: REMATHA B. HARRIS. Witness my hand and official stamp or seal this \_\_\_\_\_ day of December, 2015.

My Commission Expires: \_\_\_\_\_ Notary Public

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

BEING ALL OF LOT NO. 108 AS SHOWN ON MAP OF BROOKWOOD DEVELOPMENT, RECORDED IN PLAT BOOK 7, PAGE 43, IN THE PUBLIC REGISTRY OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH MAP IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

FOR FURTHER REFERENCE SEE DEED BOOK 860, PAGE 266, FOR FORSYTH COUNTY REGISTRY.

PROPERTY ADDRESS: 1008 E. TWENTY NINTH STREET  
WINSTON-SALEM, NC 27105

PARCEL ID #: 6836-67-2018.00