

2016003389 00133
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$114.00
PRESENTED & RECORDED
01/29/2016 12:33:00 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: S. GRIFFITH
DPTY
BK: RE 3269
PG: 3206 - 3208

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$114.00

Parcel Identifier No. 6847-68-4564.00 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: THE ELLIS FIRM, PLLC, 514 S. STRATFORD RD, STE 220, WINSTON-SALEM, NC 27103

This instrument was prepared by: THE ELLIS FIRM, PLLC, 514 S. STRATFORD RD, STE 220, WINSTON-SALEM, NC

Brief description for the Index: _____

THIS DEED made this 27 day of January, 2016, by and between

GRANTOR
MICHAEL GRAVLEY
CONNIE GRAVLEY
1475 W. MONROE STREET
WYTHEVILLE, NC 24382

GRANTEE
NATHANAEL JAMES STEPHENS
4710 DIPPEN ROAD
WINSTON-SALEM, NC 27105

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of WINSTON-SALEM, _____ Township, FORSYTH County, North Carolina and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2680 page 3761.
All or a portion of the property herein conveyed X includes or ___ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 12 page 145.

submitted electronically by "The Ellis Firm, PLLC"
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:

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

 (Entity Name) _____
 By: _____
 Print/Type Name & Title: _____

 By: _____
 Print/Type Name & Title: _____

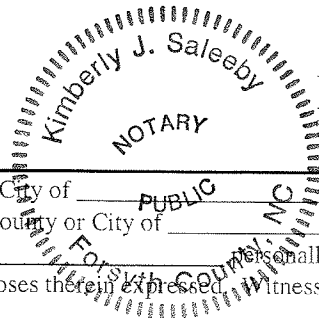
 By: _____
 Print/Type Name & Title: _____

_____ (SEAL)
 Print/Type Name: MICHAEL GRAVLEY
 _____ (SEAL)
 Print/Type Name: CONNIE GRAVLEY
 _____ (SEAL)
 Print/Type Name: _____
 _____ (SEAL)
 Print/Type Name: _____

State of North Carolina - County or City of Forsyth

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that MICHAEL GRAVLEY and wife, CONNIE GRAVLEY personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 27 day of January, 2014.

My Commission Expires: 10/23/2020
(Affix Seal)



 Notary Public
 Notary's Printed or Typed Name
Kimberly J. Saleeby

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

EXHIBIT "A"

TRACT I: Fronting on the northwest side of Dippen Road and being known and designated as Lots Nos. 1, 2, 3 and 4, as shown on the Map of Property of Mrs. Emma Webster Fulton as surveyed and platted by F.O. Jones, Surveyor, in April, 1947, and recorded in Plat Book 12, Page 145, 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.

TRACT II: Fronting on the Northwest side of Dippen Road and being known and designated as Lots Nos. 5, 6, 7, 8 and 9 as shown on the Map of Property of Mrs. Emma Webster Fulton as surveyed and platted by F.O. Jones, Surveyor, in April, 1947, and recorded in Plat Book 12, Page 145, 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.

TRACT III: BEGINNING at an iron stake at the Southeast corner of Lot 39 as shown on the Map of the Perry Property as recorded in Plat Book 2, Page 99, in the Office of the Forsyth County Registry, in the North right of way line of the Old Walkertown Road; thence, running with the East line of the tract described as Lot 39 above referred to North $2^{\circ} 16' 15''$ East 175.63 feet to an iron stake at the Northeast corner of said Lot 39; thence continuing in a Northwardly direction with the East lines of Lots 34, 33, and 32 as shown on said plat, a distance of 162 feet more or less to an iron stake at the Northeast corner of Lot 32 as shown on said plat; thence running in an Eastwardly direction on the bearing of the common boundary between Lots 31 and 32, extended, a distance of 30 feet to an iron stake; thence running in a Southwardly direction on a line parallel with the West line of the herein described tract 342.7 feet more or less to an iron stake in the North right of way line of Old Walkertown Road; thence running with the said right of way line in a Westwardly direction 30 feet to the point and place of BEGINNING. For further reference is deed recorded in Deed Book 612, Page 378 and Book 1156, Page 892, in the Forsyth County Registry.

SAVE AND EXCEPT THAT PROPERTY CONVEYED IN BOOK 1377, PAGE 1203, FORSYTH COUNTY REGISTRY.