



2016004375 00176

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$36.00

PRESENTED & RECORDED:
02-05-2016 03:36:27 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: S L POINDEXTER
DPT

BK: RE 3270

PG: 3487-3488

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$36.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6836-92-3514.00

Mail after recording to: 3024

This instrument was prepared by: THE LAW OFFICE OF CLINT CALAWAY

THIS DEED made this 3rd day of **February, 2016** by and between

GRANTOR

**SHEPPARD PROPERTIES, LLC
5489 HERITAGE OAKS LANE
WINSTON-SALEM, NC 27106**

GRANTEE

**EQUITY TRUST COMPANY CUSTODIAN FBO TANYA JANEAN SPENCER IRA
1448 HANNAFORD ROAD
WINSTON-SALEM, NC 27103**

**PROPERTY ADDRESS:
1427 DELLABROOK ROAD
WINSTON-SALEM, NC 27105**

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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT NUMBER 7 OF THE R. DUKE PROPERTY, AS DESCRIBED IN PLAT BOOK 3, PAGE 85, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2634, Page 3221, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 3, Page 85, and referenced within this instrument.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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:

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(s), the day and year first above written.

Craig Sheppard (SEAL)
SHEPPARD PROPERTIES, LLC
By: Craig Sheppard
Title: Member/Manager

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: Craig Sheppard, Member/Manager of SHEPPARD PROPERTIES, LLC. Witness my hand and official stamp or seal, this the 3rd day of February, 2016.

My Commission Expires: 2-16-19

Mary Ellen Barger

Notary Public

Print Notary Name: Mary Ellen Barger

