

2016007641 00116

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$31.00

PRESENTED & RECORDED
03/03/2016 02:33:48 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3274

PG: 1632 - 1635

NORTH CAROLINA GENERAL WARRANTY DEED

"No Title Search" "No Closing"

Excise Tax: \$ 31.00

Parcel Identifier No. _____ Verified by _____ County on the ____ Day of _____, 20____

Mail/Box to: **Grantee:** _____

This Instrument Prepared By: **Elizabeth M. O'Neal, Atty. At Law**

Brief description of the Index: _____

This Deed made this _____ day of March, 2016, by

GRANTORS

**MARVIN DEXTER BROWN, JR., Executor,
Of The Estate Of Brenda Sue Brown; and
MARVIN DEXTER BROWN, JR., and wife,
NANCY C. BROWN**

GRANTEES

MARTHA ALLISON SMITH

The designation Grantor and Grantees 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 Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in Middlefork Township, Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHMENT A

The property herein above described was acquired by Grantors by instrument recorded in Book 1797, Page 927, Forsyth County Register of Deeds.

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

To Have And To Hold the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenants with the Grantees, 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: Restrictions, rights of way, easements and declarations of record, if any, and ad valorem taxes hereafter becoming due and payable.

In Witness Whereof, the Grantor has duly executed the foregoing as of the day and year first above written.

Marvin Dexter Brown (Seal)
Marvin Dexter Brown, Jr.

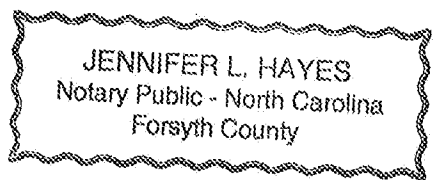
Nancy C. Brown (Seal)
Nancy C. Brown

State of North Carolina *****
County of Forsyth

I, Jennifer L. Hayes the undersigned Notary Public of the County and State aforesaid, certify that Marvin Dexter Brown, Jr. and Nancy C. Brown, 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 3 day of March, 2016.

My Commission Expires:
11-18-2020

Jennifer L. Hayes
Notary Public Qualified in the County &
State of: North Carolina



To Have And To Hold the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenants with the Grantees, 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: Restrictions, rights of way, easements and declarations of record, if any, and ad valorem taxes hereafter becoming due and payable.

In Witness Whereof, the Grantor has duly executed the foregoing as of the day and year first above written.

Marvin Dexter Brown, Jr. (Seal) _____ (Seal)
Marvin Dexter Brown, Jr., Executor

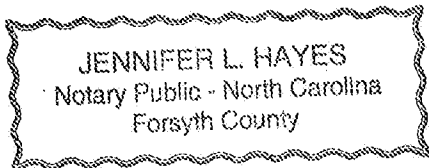
State of North Carolina

County of Forsyth

I, Jennifer L Hayes, the undersigned Notary Public of the County and State aforesaid, certify that Marvin Dexter Brown, Jr., Executor of the Estate of Brenda Sue Brown, 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 3 day of March, 2016.

My Commission Expires:
11-18-2020

Jennifer L Hayes
Notary Public Qualified in the County &
State of: North Carolina



ATTACHMENT A

GRANTORS: **MARVIN DEXTER BROWN, JR.,** Executor Of The Estate Of
 Brenda Sue Brown; and
 MARVIN DEXTER BROWN, JR. and wife,
 NANCY C. BROWN; and

GRANTEES: **MARTHA ALLISON SMITH**

ATTACHMENT TO GENERAL WARRANTY DEED March 3, 2016

Property Address: 4016 Northhampton Drive, Winston-Salem, NC 27105
Stokes County Tax Id. Parcel #: 6847-63-86-8000

ADJOINING the lands of Elisha Sills, J.F. Hampton and others, bounded as follows:
Viz: **BEGINNING** at an iron stake on the West side of Mickey Mill Road; thence North 88°
West 524 feet to an iron stake in Sill's line; thence South 03° West 100 feet to an iron stake, J.F.
Hampton's corner; thence South 88° East with his line 484 feet to an iron pipe on the West side
of Old Road; thence North 15° East 29 feet; thence South 84° East 18 feet to an iron stake on the
West side of new road; thence North 16° 30" East 74 feet to the beginning, containing 1.14 acres.