

**2016009228 00065**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$380.00**

PRESENTED &amp; RECORDED

03/16/2016 12:31:50 PM

**C. NORMAN HOLLEMAN**

REGISTER OF DEEDS

BY: S L POINDEXTER

DPTY

**BK: RE 3276****PG: 305 - 306**Mail deed and tax bills to Grantee: **1584 Jubilee Trail, Kernersville, NC 27284**Prepared by: N. Alan Bennett (Thomas and Bennett)  
116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$380.00

Brief description: **Lot 114, Sedge Lake Garden, Section One**

## GENERAL WARRANTY DEED

THIS DEED made this 8<sup>th</sup> day of March, 2016, by and between:

<p>GRANTOR:</p> <p><b>JAMES H. DILDA and wife, BETTY S. DILDA</b></p> <p>Grantor address: 4700 Birgeheath Road Kernersville, NC 27284</p>	<p>GRANTEE:</p> <p><b>MATTHEW KYLE TUCKER and wife, EMMA CRAVEN TUCKER</b></p> <p>Grantee address: 1584 Jubilee Trail Kernersville, NC 27284</p>
<p>The property conveyed does not include the primary residence of the Grantor.</p>	

## 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:

BEING KNOWN AND DESIGNATED as **Lot 114 of Sedge Lake Garden, Section One**, a plat of which is recorded in **Plat Book 32, Page 2**, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

This is the same property as described in Book 1868, Page 445 and Book 1873, Page 3453, Forsyth County Registry and is designated as Tax PIN 6865-70-5081.00 (Block 5641E, Lot 114) on the Forsyth County tax maps.

Property Address: **1584 Jubilee Trail, Kernersville, NC 27284**

Submitted electronically by "Thomas and Bennett"  
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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their 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.

*James H. Dilda*  
\_\_\_\_\_  
James H. Dilda (Seal)

*Betty S. Dilda*  
\_\_\_\_\_  
Betty S. Dilda (Seal)

North Carolina, Forsyth County

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 therein and in the capacity indicated:

**James H. Dilda and Betty S. Dilda**

March 8, 2016

Place notary seal below this line:

*Marjorie S. McLaughlin*  
\_\_\_\_\_  
Notary Public

Print/Type Name: Marjorie S. McLaughlin

My Commission Expires: February 12, 2020

