



2016010312 00085

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

\$574.00

PRESENTED & RECORDED:

03-24-2016 12:49:32 PM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS

BY: S. GRIFFITH  
DPTY

BK: RE 3277

PG: 1582-1583

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$574.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 5892-07-4704.00

Mail after recording to: Box 24

This instrument was prepared by: CLINT CALAWAY

THIS DEED made this 21st day of MARCH, 2016 by and between

**GRANTOR**

BLAIR K. CARTER, unmarried  
2327 WESTFIELD AVE.  
WINSTON SALEM, NC 27103

**GRANTEE**

RYAN LEAHY AND WIFE, AMANDA LEAHY  
6810 DOUBLEGATE DRIVE  
CLEMMONS, NC 27012

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 9, DOUBLEGATE, SECTION 1, as recorded in Plat Book 37 at Pages 77-78, 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 3217, Page 3262, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 37, Page 77-78, 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.

\_\_\_\_\_  
(ENTITY NAME)

Blair K. Carter (SEAL)  
BLAIR K. CARTER

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

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

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

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

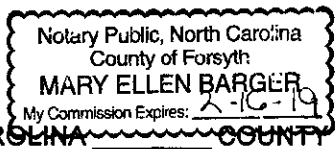
\_\_\_\_\_  
(SEAL)

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 signed the foregoing document: BLAIR K. CARTER Witness my hand and official stamp or seal, this the 21<sup>st</sup> day of March, 2016.

My Commission Expires: 2-16-19

Mary Ellen Barger  
Notary Public  
Print Notary Name: Mary Ellen Barger



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

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: \_\_\_\_\_ Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Print Notary Name: \_\_\_\_\_