



2016012228 00089

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT X
\$156.00

PRESENTED & RECORDED:
04-07-2016 01:22:59 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPTY

BK: RE 3279

PG: 2714-2715

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No.: 6847-90-5723.00 (Block 3296, Lot 001)
 Return after recording to: Porter Box 144
 Mail tax bills to Grantee: P.O. Box 17133, Winston Salem, NC 27106
 This instrument was prepared by: Robert W. Porter
 Brief description for the Index: Lot 1, Section 1, Briarwood Estates

THIS DEED made this April day of 1, 2016, by and between,

GRANTOR	GRANTEE
<p>GLORIA H. MILLNER and husband, CLARENCE W. MILLNER Mailing Address: 1590 Mae Trappe Road, Winston Salem, NC 27107</p>	<p>VIOLET PLACE, LLC A North Carolina Limited liability company Mailing Address: P.O. Box 17133, Winston Salem, NC 27106</p>

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 situated in Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 1 as shown on the map of Section 1, Briarwood Estates which is recorded in Plat Book 20, Page 126, in the Office of the Register of Deeds of Forsyth County, North Carolina, which map reference is hereby made for a more particular description.

Parcel Identifier No.: 6847-90-5723.00 (Block 3296, Lot 001)
 Property Address: 3773 Tulip Drive, Winston Salem, NC 27105

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [], does not [] include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2762, Page 1262 Forsyth County Registry.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

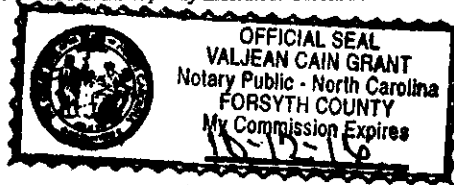
Gloria H. Millner (SEAL)
Gloria H. Millner

Clarence W. Millner (SEAL)
Clarence W. Millner

State of North Carolina, County of Forsyth

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 herein and in the capacity indicated: **Gloria H. Millner and husband, Clarence W. Millner**

Date: 4-1-2016



Valjean Cain Grant
Notary Public
Valjean Cain Grant
printed or typed name of notary public

My Commission Expires: 10-12-16