



2016016571 00095

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$1045.00**

PRESENTED & RECORDED:  
05-05-2016 12:32:00 PM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: SANDRA YOUNG  
DPTY

**BK: RE 3284**  
**PG: 2888-2890**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1045.00

Parcel Identifier No. 6807-83-7412.00 Verified by Forsyth County on the \_\_\_ day of \_\_\_\_\_, 2016  
By: \_\_\_\_\_

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq.

Brief description for the Index: Lot 104, Section 1, Phase II Greenbrier Farm

THIS DEED made this 26 day of April, 2016, by and between

GRANTOR

GRANTEE

**Turquoise Erving, aka Turquoise Erving  
aka Turquoise A. Erving,  
aka Turquoise B. Erving, unmarried**

**Rebecca Anderson and husband, Gary Howorka  
108 Windrush Road  
Winston-Salem, NC 27106**

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 104 of GREENBRIER FARM, PHASE II, SECTION ONE, as shown on a plat thereof recorded in Plat Book 40, at Page 96, 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 property is x is not \_\_\_ the primary residence of one or more of the Grantors.

For back title, see Book 2459, Page 4124, Forsyth County Registry

A map showing the above described property is recorded in Plat Book 40, Page 96, 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:

Easements, rights-of-way and restrictions of record, if any, and 2016 property taxes which shall be prorated through the closing date.

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

Turquoise Erving  
Turquoise Erving

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 therein and in the capacity indicated: Turquoise Erving.

Date: 4/26/2016

Lynne R. Holton  
Notary Public

Lynne R. Holton  
Print Name

My commission expires: 2/5/2017

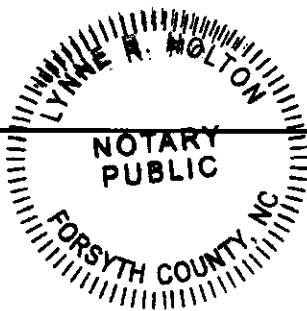


EXHIBIT A

Property Description  
108 Windrush Road, Winston-Salem, NC 27106  
PIN 6807-83-7412.00

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PHASE II, SECTION ONE, as shown on a plat thereof recorded in Plat Book 40, at Page  
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