



**2016018409 00106**

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$128.00**

PRESENTED & RECORDED:  
**05-17-2016 01:14:42 PM**

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

**BK: RE 3286**  
**PG: 2910-2911**

**NORTH CAROLINA**  
**GENERAL WARRANTY DEED**

*Lucas Bkx 142*

Excise Tax: \$ *128*

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument was prepared by: Kenneth S. Lucas, Jr.

THIS DEED made this 28th day of April, 2016 by and between

**GRANTOR**

Crystal A. Hunt  
(Unmarried)

**GRANTEE**

Successful Real Estate Solutions, LLC

4330 Glenford Drive  
Winston-Salem, NC 27107

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:

All of Lot 16, Map of Cedar Springs as recorded in Plat Book 21 Page 143, Forsyth County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2303, Page 3205 Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 21 Page 143, 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: Subject to a Deed of Trust recorded in Book 2303 Page 3207.

**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)

Crystal A. Hunt (SEAL)  
Crystal A. Hunt

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

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

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

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

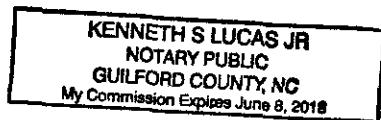
\_\_\_\_\_  
(SEAL)

STATE OF, NC COUNTY OF, Guilford

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: Crystal A. Hunt. Witness my hand and official stamp or seal, this the 24 day of April, 2016.

My Commission Expires: 6/1/18

Kenneth S. Lucas Jr.  
Notary Public



Print Notary Name: Kenneth S. Lucas Jr.

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: \_\_\_\_\_