

2016022713 00043
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$210.00
PRESENTED & RECORDED
06/15/2016 10:25:02 AM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY
BK: RE 3291
PG: 2915 - 2916

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 210.00

Parcel Identifier No. 5896-86-5248.00 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Weber Stegall & Grewal, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC

Brief description for the Index: _____

THIS DEED made this 14th day of June, 2016, by and between

GRANTOR
Candita C. Cline and spouse, Clinton G. Cline
270 Yacht Road
Mooresville, NC 28117

GRANTEE
Scott D. Lawhon, unmarried
5050 Fleetwood Circle
Winston-Salem, NC 27106

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Winston-Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

EXHIBIT NOT ATTACHED AT RECORDING

Property Address: 5050 Fleetwood Circle, Winston-Salem, NC 27106

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1734 page 2086. All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

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:

This conveyance is made subject to all easements, rights-of-way, and restrictions of record or visible upon the described property, and to 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.

By: _____ (Entity Name) Print/Type Name: Candita C. Cline (SEAL)
By: _____ Print/Type Name: Clinton G. Cline (SEAL)
By: _____ Print/Type Name: _____ (SEAL)
By: _____ Print/Type Name: _____ (SEAL)

State of North Carolina - County or City of Forsyth

I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that Candita C. Cline and spouse, Clinton G. Cline personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14th day of June, 20 16.

My Commission Expires: 8/10/19 (Affix Seal)

BRIAN T. CLIFFORD
NOTARY PUBLIC
Guilford County
North Carolina
My Commission Expires 8/10/19

Brian T Clifford Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20 ____.

My Commission Expires: _____ (Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20 ____.

My Commission Expires: _____ (Affix Seal)

Notary Public
Notary's Printed or Typed Name