

**2016025685 00203**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX

**\$232.00**

PRESENTED & RECORDED

07/01/2016 03:39:44 PM

**C. NORMAN HOLLEMAN**

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

**BK: RE 3295**

**PG: 1245 - 1246**

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ **232.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **6804-70-4651.00**

Mail after recording to: Grantee: 338 Summergate Drive, Winston-Salem, NC 27103

This instrument was prepared by: Bunch & Associates, PLLC-

THIS DEED made this 15<sup>th</sup> day of July, 2016 by and between

**GRANTOR**

**Annette Hunt Coe (unmarried)  
7157 Gregs Court  
Lewisville, NC 27023**

**GRANTEE**

**Kimberly Ewell (unmarried)**

**Property Address:  
338 Summergate Drive  
Winston-Salem, NC 27103**

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 Unit 10, as shown on the "As Built" Plat for HILLCREST TOWNE CENTER, SECTION THREE, PHASE ONE, Map 1 as recorded in Plat Book 40, Page 197 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.**

Submitted electronically by "Bunch & Associates"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2832, Page 1934, in Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 49, Page 197, 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) *p Annette Hunt Coe* (SEAL)  
Annette Hunt Coe

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

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

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 signed the foregoing document: Annette Hunt Coe Witness my hand and official stamp or seal, this the 15<sup>th</sup> day of July, 2016.

My Commission Expires: 3/9/2020

Notary Public  
Notary Name: Ralph L. Bunch

