

2016027382 00067

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

\$28.00
PRESENTED & RECORDED
07/15/2016 10:24:07 AM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3297
PG: 281 - 283

GENERAL WARRANTY DEED

Excise Tax: \$28.00
Tax Parcel ID No. 6836-84-5752.00 Verified by _____ County
on the ____ day of _____, 20____ By: _____

Mail/Box to: Grantee

This instrument was prepared by: Thomas G. Jacobs, Attorney

Brief description for the Index: 1626 Twenty Third Street East, Winston Salem, NC

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

GRANTOR: William Ross Gamwell, II (unmarried), and Weston Brown and wife Mary Anna Brown
whose mailing address is 1209 Lamont Drive, Winston Salem, NC 27103
(herein referred to collectively as **Grantor**) and

GRANTEE: Bobby Cuthbertson and wife Myrya Cuthbertson
whose mailing address is 5720 Misty Hill Circle, Clemmons, NC 27012
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See Attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3041, Page 804, and being reflected on plat(s) recorded in Map/Plat Book 8, page/slide 88.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever

submitted electronically by "Law Office of Thomas G. Jacobs"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: _____ (SEAL)
Print/Type Name & Title: _____
Weston Brown

By: _____ (SEAL)
Print/Type Name & Title: _____
William Ross Gamwell II

By: _____ (SEAL)
Print/Type Name & Title: _____
Mary Anna Brown

By: _____ (SEAL)
Print/Type Name & Title: _____

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:
Weston Brown and wife Mary Anna Brown
[insert name(s) of principal(s)].

Date: 07/14/16 _____
Margarita Joubert
Margarita Joubert Notary Public
Notary's Printed or Typed Name

My Commission Expires:
11-15-2020

(Official/Notarial Seal)

MARGARITA JOUBERT
Notary Public
Forsyth County, NC
My Commission Expires November 15, 2020

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:
William Ross Gamwell II
[insert name(s) of principal(s)].

Date: 07/14/16 _____
Margarita Joubert
Margarita Joubert Notary Public
Notary's Printed or Typed Name

My Commission Expires:
11-15-2020

(Official/Notarial Seal)

MARGARITA JOUBERT
Notary Public
Forsyth County, NC
My Commission Expires November 15, 2020

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot(s) 135, as shown on the Map of Fairview Heights (Andrews Addition to Fairview), which map is recorded in Plat Book 8 at Page 88, in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

Together with a portion of a closed alley as shown in the recorded Resolution in Book 2072 at Page 1646, Forsyth County Registry.

Being informally known as 1626 East Twenty Third Street, Winston-Salem, NC 27105 and also being known as Tax Lot 135 and 310, Block 1477 and PIN no. 6836-84-5752.00 as shown on the records of the Forsyth County Tax office.