

2016034610 00099

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

\$430.00

PRESENTED & RECORDED

08/31/2016 11:36:48 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 3305

PG: 2345 - 2346

GENERAL WARRANTY DEED

Excise Tax: \$430.00

Tax Parcel ID No. 5883-97-0101.00 Verified by _____ County

on the ____ day of _____, 20____ By: _____

Mail/Box to: Grantee, 145 VILLAGE CLUB LANE CLEMMONS, NC 27012

This instrument was prepared by: Graydon H. Ellis, III, The Ellis Firm, PLLC

Brief description for the Index: _____

THIS DEED, made this the 30 day of August, 2016, by and between

GRANTOR: CLAYTON WAYNE LICHTY AND WIFE, TAMMI JO LICHTY
whose mailing address is 8535 LISMORE STREET CLEMMONS, NC 27012 and
whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: CHRISTOPHER M. MEADOR AND WIFE, ANN R. MEADOR
whose mailing address is 145 VILLAGE CLUB LANE CLEMMONS, NC 27012 and
whose mailing address is _____
(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 City of CLEMMONS, County of FORSYTH, State of North Carolina, more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT NUMBER 44, AS SHOWN ON THE PLAT OF VILLAGE CLUB, SECTION I, AS RECORDED IN PLAT BOOK 37 AT PAGE 147 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 2745, Page 1, and being reflected on plat(s) recorded in Map/Plat Book 37, page/slide 147.

Submitted electronically by "The Ellis Firm, PLLC"
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 herein conveyed includes or ___ 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 warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations: Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights-of-way of record, if any.

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.

(Entity Name)

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

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

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

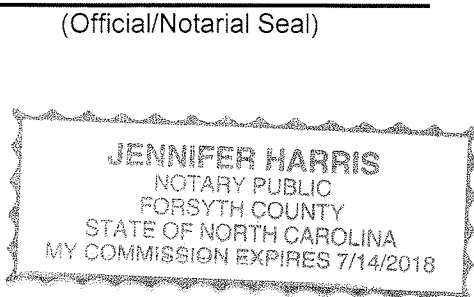
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

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:
CLAYTON WAYNE LICHTY , TAMMI JO LICHTY

Date: 8-30-16
Jennifer Harris Notary Public
Notary's Printed or Typed Name

My Commission Expires:
7/14/18



State of _____
County of _____

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:

[insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires:

