



2016035745 00184

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT X
\$940.00

PRESENTED & RECORDED:
 09-08-2016 04:35:57 PM

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

BK: RE 3306
PG: 3741-3743

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: \$940.00

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No.: 6807-83-6887.00

Box 24 CALAWAY
 Mail after recording to: Grantee: e Address shown below

This instrument was prepared by: Patti D. Dobbins, Attorney at Law (No Title Search was requested or performed)

THIS DEED made this 6 day of September, 2016 by and between

<p>GRANTOR:</p> <p>PHIL W. ADAMS and wife, LISA JOHNSON ADAMS f/k/a LISA JOHNSON ADCOCK 33 Youpon way Address: <u>Oak Island, NC 28465</u></p>	<p>GRANTEE:</p> <p>DIANE L. FOWLER</p> <p>Property Address: 166 Mallard Glen Circle Winston-Salem, NC 27106</p>
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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 situated in FORSYTH County, North Carolina and more particularly described as follows:

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

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2576, Page 3563, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 40, Page 98, and referenced within this instrument.

Does the above described property include the primary residence? YES NO

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:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

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 by authority of its Board of Directors, the day and year first above written.

(Entity Name)

Phil W. Adams (SEAL)
PHIL W. ADAMS

By:

Lisa Johnson Adams (SEAL)
LISA JOHNSON ADAMS

Title:

By:

_____ (SEAL)

Title:

_____ (SEAL)

SEAL-STAMP	NORTH CAROLINA - <u>Forsyth</u> COUNTY
	I, <u>Clinton Calaway</u> , a Notary Public of <u>Forsyth</u> County, North Carolina, do hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: PHIL W. ADAMS.
CLINTON CALAWAY NOTARY PUBLIC Forsyth County, North Carolina My Commission Expires April 30, 2018	Witness my hand and official stamp or seal, this <u>6</u> day of September, 2016.
	My Commission Expires: <u>4/30/18</u> <u>[Signature]</u> Notary Public

SEAL-STAMP	NORTH CAROLINA - <u>Forsyth</u> COUNTY
	I, <u>Clinton Calaway</u> , a Notary Public of <u>Forsyth</u> County, North Carolina, do hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: LISA JOHNSON ADAMS.
CLINTON CALAWAY NOTARY PUBLIC Forsyth County, North Carolina My Commission Expires April 30, 2018	Witness my hand and official stamp or seal, this <u>6</u> day of September, 2016.
	My Commission Expires: <u>4/30/18</u> <u>[Signature]</u> Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

BEING KNOWN AND DESIGNATED AS LOT 75 AS SHOWN ON THE PLAT OF GREENBRIAR FARM, PHASE II, SECTION THREE, AS RECORDED IN PLAT BOOK 40, PAGE 98, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

PROPERTY ADDRESS: 166 MALLARD GLEN CIRCLE
WINSTON-SALEM, NC 27106

PARCEL ID #: 6807-83-6887.00