

**2016037149 00218**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$256.00**

PRESENTED & RECORDED  
 09/19/2016 03:20:44 PM  
**C. NORMAN HOLLEMAN**  
 REGISTER OF DEEDS  
 BY: LORI HOLLOWAY  
 DPTY

**BK: RE 3308****PG: 1419 - 1421****GENERAL WARRANTY DEED**Excise Tax: \$256.00

Tax Parcel ID No. 5896-79-3417.00 Verified by \_\_\_\_\_ County  
 on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ By: \_\_\_\_\_

Mail/Box to: GranteeThis instrument was prepared by: Thomas G. Jacobs, Attorney

Brief description for the Index: \_\_\_\_\_

THIS DEED, made this the 14 day of September, 20 16, by and between**GRANTOR: Judy King Cunningham (legally separated)**

whose mailing address is 3009 Hyde Place Circle, Winston Salem, NC 27103  
 (herein referred to collectively as **Grantor**) and

**GRANTEE: Gregory Charles Richards and wife Julie Ann Richards**

whose mailing address is 2145 Storm Canyon Road, Winston Salem, NC 27106  
 (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.]*

**W I T N E S S E T H:**

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 3127, Page 1380, and being reflected on plat(s) recorded in Map/Plat Book 25, page/slide 115.

All or a portion of the property herein conveyed X 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

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: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_ Judy King Cunningham (SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
Print/Type Name & 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:

Judy King Cunningham  
\_\_\_\_\_ [insert name(s) of principal(s)].

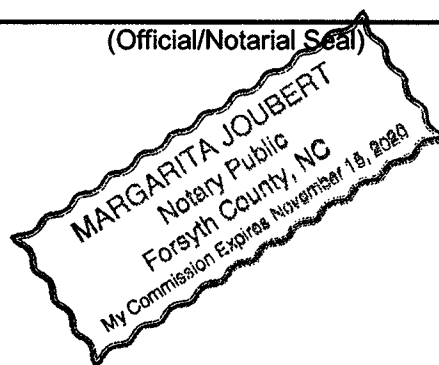
Date: 09/19/2016

Margarita Joubert  
Margarita Joubert Notary Public  
Notary's Printed or Typed Name

My Commission Expires:

11-15-2020

(Official/Notarial Seal)



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:

\_\_\_\_\_

(Official/Notarial Seal)

**Exhibit A**

BEING known and designated as Lot No. 90, as shown on the map of Whispering Winds, Section 1, as recorded in Plat Book 25, Page 115 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

Property Address: 2145 Storm Canyon Road, Winston Salem, NC 27106