

**2016040750 00208**

FORSYTH CO. NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 10/12/2016 04:45:55 PM  
**C. NORMAN HOLLEMAN**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE  
 ASST

**BK: RE 3312****PG: 2803 - 2804**

Mail deed and tax bills to Grantee: **2056 Pondarosa Drive, Kernersville, NC 27284**

Prepared by: N. Alan Bennett (Thomas and Bennett)  
 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: NTC

Brief description: **Lot 14, Tipton Estates, Section 4**

GENERAL WARRANTY DEED

THIS DEED made this 11<sup>th</sup> day of October, 2016, by and between:

<p>GRANTOR:</p> <p><b>ERIC SHANE STEWART (unmarried)</b></p> <p>Grantee address:          2056 Pondarosa Drive          Kernersville, NC 27284</p>	<p>GRANTEE:</p> <p><b>LARRY R. STEWART          and wife,          JETTA T. STEWART</b></p> <p>Grantee address:          2056 Pondarosa Drive          Kernersville, NC 27284</p>
<p>The property conveyed does include the primary residence of the Grantor.</p>	

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:

BEING KNOWN AND DESIGNATED as **Lot 14 of Tipton Estates, Section 4**, a map and plat of which is recorded in **Plat Book 26, Page 143** 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.

This is the same property as described in Book 2899, Page 4420, Forsyth County Registry and is designated as Tax PIN 6878-89-9207.00 (Block 5224A, Lot 014) on the Forsyth County tax maps.

Property Address: **2056 Pondarosa Drive, Kernersville, NC 27284**

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

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

Subject to the Deed of Trust from Eric Shane Stewart (unmarried) to Clarence Nelson Parrish, Trustee for Clarence Nelson Parrish in the amount of \$35,000.00 dated January 25, 2009 and recorded July 1, 2009 at 9:55 a.m. in Book 2899, Page 4422, Forsyth County Registry

IN WITNESS WHEREOF, the Grantor has hereunto set their 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.

Eric Shane Stewart (Seal)  
Eric Shane Stewart (unmarried)

North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Eric Shane Stewart

October 11, 2016

Place notary seal below this line:

Nanette B. McGee  
Notary Public

NANETTE B. MCGEE  
Notary Public - North Carolina  
Guilford County

Print/Type Name: Nanette B. McGee

My Commission Expires: September 24, 2020