

2016041018 00041FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$252.00**

PRESENTED & RECORDED

10/14/2016 10:40:18 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 3312**PG: 4118 - 4119****NORTH CAROLINA
GENERAL WARRANTY DEED**Excise Tax: ~~\$~~252.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 5981-92-3713.00

Mail after recording to: *Grantee @ Address shown below*

This instrument was prepared by: CLINT CALAWAY

THIS DEED made this 11 day of OCTOBER, 2016 by and between**GRANTOR**DANNY R. DOUGLAS AND WIFE, FRANCES F. DOUGLAS
PO BOX 2020
KING, NC 27021**GRANTEE**TIFFANY BREANA ALLEN
3594 MERRY RIDGE ROAD
TOBACCOVILLE, NC 27050

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 and more particularly described as follows:

BEING all of Lot No. 67 as shown on a recorded plat entitled "The Meadows, Section Three" as developed by The Fortis Corporation, said map being drawn by Otis A. Jones Surveying Co., Inc., and recorded in PB 28, PG 194 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

The above described property is subject to Restrictive Covenants as found in DB 1414, PG 0012, Forsyth County Register of Deeds Office.

Submitted electronically by "Law Office of Clint Calaway"
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 hereinabove described was acquired by Grantor by instrument recorded in Book 2443, Page 1960, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 28, Page 194, and referenced within this instrument.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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:

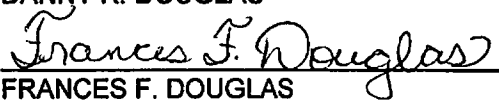
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME)

By: _____
Title: _____

By: _____
Title: _____

 _____ (SEAL)

DANNY R. DOUGLAS
 _____ (SEAL)
FRANCES F. DOUGLAS

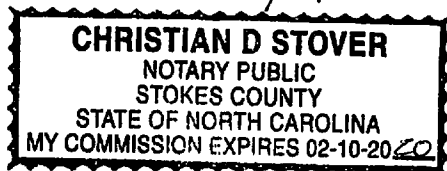
(SEAL)

(SEAL)

NORTH CAROLINA Stokes COUNTY

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: DANNY R. DOUGLAS AND FRANCES F. DOUGLAS _____ Witness my hand and official stamp or seal, this the 11 day of October, 2016.

My Commission Expires: 2/10/2020



 _____
Notary Public

Print Notary Name: Christian D. Stover

NORTH CAROLINA _____ COUNTY

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: _____ Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

Print Notary Name: _____