

2016043117 00118

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

\$153.00

PRESENTED & RECORDED

10/28/2016 12:34:11 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: LORI HOLLOWAY

DPTY

BK: RE 3315

PG: 1741 - 1743

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$153.00

Parcel Identifier No. 6817-57-6301.00

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee at 7950 Haviland Court Pfafftown, NC 27040

This instrument was prepared by: Heather J. Kiger

Brief description for the Index: 0.207 acres Old Town Rd

THIS DEED made this 28 day of October, 2016 by and between

GRANTOR	GRANTEE
<p>ROGER D. BENNETT and wife, JAYNE T. BENNETT</p> <p>PROPERTY ADDRESS IS ___/IS NOT <u>X</u> GRANTOR'S PRIMARY RESIDENCE</p>	<p>DAWSON HOME IMPROVEMENTS, LLC, A North Carolina Limited Liability Company</p> <p>Property Address: 4618 Old Town Drive Winston-Salem, NC 27106</p>

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

The property hereinabove described was acquired by Grantor by deed recorded in **Deed Book 2185, Page 2813**, Forsyth County Registry.

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, other than the following exceptions: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2016 and subsequent years.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Rog D. Bennett (SEAL)
ROGER D. BENNETT

Jayne T. Bennett (SEAL)
JAYNE T. BENNETT

State of North Carolina – County of Forsyth

I, Heather J. Kiger, a Notary Public of the County and State aforesaid mentioned, certify that **ROGER D. BENNETT and wife JAYNE T. BENNETT**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 28 day of October, 2016.

Heather J. Kiger Notary Public

My Commission Expires: 8-16-17

SEAL

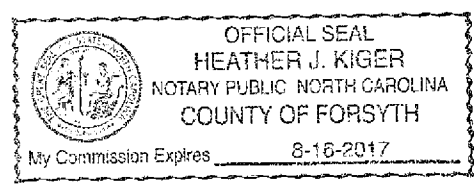


EXHIBIT A

BEGINNING at a new iron pipe in the western right of way line of Oldtown Road, located North 14 degrees 31 minutes 04 seconds West 39.64 feet and North 14 degrees 25 minutes 19 seconds West a chord distance of 25.36 feet from the corner of Tax Lot 28E, Block 3459, the property of Randall C. Crawford and wife, Debra J. Crawford as described in DB 1904, PG 2212; thence along a new line of Tract 1, South 75 degrees 29 minutes 32 seconds West 127.54 feet to a new iron pipe; thence along the eastern line of Bonbrook Drive North 06 degrees 19 minutes 03 seconds East 2.18 feet to an existing iron pipe; continuing 35.21 feet to an existing iron in the old property line; thence North 06 degrees 19 minutes 03 seconds East 48.30 feet to a new iron pipe; thence along a new line North 75 degrees 29 minutes 32 seconds East 97.74 feet to a new iron pipe; thence along the western right of way of Oldtown Road South 13 degrees 55 minutes 18 seconds East a chord distance of 45.10 feet to a point set in the old property line; thence South 14 degrees 11 minutes 39 seconds East a chord distance of 35.00 feet to the Beginning, being a 0.207 acre tract, more or less, designated as Tract 2 according to survey of Gupton & Associates, PA, dated June 17, 1999. Also being part of Tax Lots 105 and 29H, Block 3459 of Forsyth County Tax Office.