

**2016050615 00236**

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

**\$430.00**

PRESENTED & RECORDED

12/19/2016 04:15:30 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

**BK: RE 3324**

**PG: 1200 - 1201**

**NORTH CAROLINA GENERAL WARRANTY DEED**

**Excise Tax: \$430.00**

Parcel Identifier No. 6865-70-7174.00 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Coltrane, Grubbs & Whatley, PLLC 109 East Mountain Street, Suite D, Kernersville, NC 27284

This instrument was prepared by: Jason T. Grubbs of Coltrane, Grubbs & Whatley, PLLC

Brief description for the Index: Lot 109- Sedge Lake Garden Section 1

THIS DEED made this 19th day of December 2016, by and between

**GRANTOR**

**JOANN MARIE VIA, and husband,  
PERRY L. VIA**

**Mailing Address:**

**3301 Gateway Place Lane  
Kernersville, NC 27284**

**GRANTEE**

**ALFRED MOORE, and wife,  
MARLENE T. JOHNSON-MOORE**

**Mailing Address:**

**5405 Sedge Lake Court  
Kernersville, NC 27284**

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the Abbotts Creek Township, Forsyth County, North Carolina and more particularly described as follows:

**BEING KNOWN AND DESIGNATED as Lot 109, as shown on the map of Sedge Lake Garden, Section One, as same is recorded in Plat Book 32, at page 2 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description thereof.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1866 Page 3195.

All or a portion of the property herein conveyed  does or  does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 32 Page 2.

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 easements, rights of way, and restrictions of record.

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

Joann Marie Via (SEAL)  
 JOANN MARIE VIA  
Perry L. Via (SEAL)  
 PERRY L. VIA

State of North Carolina - County of Davidson

I, the undersigned Notary Public of the County of Davidson and State aforesaid, certify that Joann Marie Via and Perry L. Via personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 13<sup>th</sup> day of December 2016.

(Affix Seal)



Christa Goff  
Christa Goff, Notary Public  
 (Notary Printed Name)

My Commission Expires: August 18, 2019