



**2016052130 00231**

FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT X  
**\$100.00**

PRESENTED & RECORDED:  
 12-29-2016 04:44:24 PM

LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: SANDRA YOUNG  
 DPTY

**BK: RE 3326**

**PG: 53-58**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$100.00

Parcel Identifier No.: 6857-014-0126.00

Mail/Box to: Box 137

This instrument was prepared by: **Attorney Eric S. Ellison**

Brief description for the Index: **Lot No. 9, Map of E.E. Sell's Property**

THIS DEED made 28<sup>th</sup> day of December, 2016 by and between

GRANTOR	GRANTEE
<p>Doris L. Tucker (as administrator and as heir) and husband Ronald Tucker, James Brannon (a single person) Carolyn Davis and husband Lester Davis Lester Poe Jr. (single), Leslie Parker (single), and Vera Poe (single)                      The sole and remaining heirs of Calvin Delano Brannon (15E2278) &amp; Mary Ellen Brannon Thompson (15E563)  <u>Mailing Address:</u>                      PO Box 185                      East Spencer, North Carolina 28039</p> <p><b>This is NOT the Grantor's Primary Residence.</b></p>	<p>Clement Construction Corporation                      A North Carolina Corporation</p> <p><u>Mailing Address:</u>                      3735 Beeson Dairy Road                      Winston-Salem NC 27105</p> <p><u>Property Address:</u>                      3831 Clara Lane                      Winston-Salem NC 27105</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 the City of Walkertown, Forsyth County, North Carolina and more particularly described as follows:

**Lying and being northeast of the City of Winston-Salem North Carolina and being known and designated as Lot No. 9, as shown on the map of E.E. Sell's Property, map of same recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 21, page 8, to which map reference is hereby made for a more particular description.**

All or a portion of the property herein conveyed \_\_\_ 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 warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

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.

Vera Ellen Poe  
Vera Ellen Poe

n/s

State of Pa

County of Allegheny

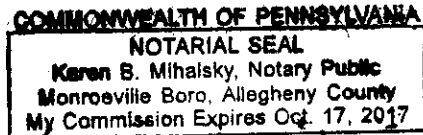
I certify that the following person, **VERA ELLEN POE**, personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document.

Date: DEC 21 2016

Karen B. Mihalsky  
Notary Public

KAREN B MIHALSKY  
Notary's Printed or Typed Name

My Commission Expires: Oct 17 2017



All or a portion of the property herein conveyed \_\_\_ 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 warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

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.

Leslie Parker  
Leslie Parker

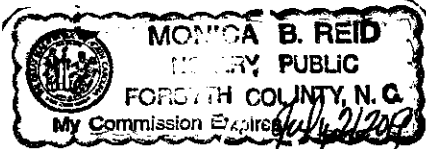
Lester L. Poe Jr.  
Lester Poe

State of North Carolina

County of Forsyth

I certify that the following person, **LESLIE PARKER**, personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document.

Date: 12-27-2016



Monica B Reid  
Notary Public

Monica B Reid  
Notary's Printed or Typed Name

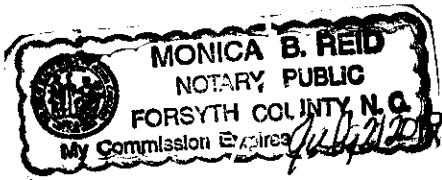
My Commission Expires: July 21, 2019

State of North Carolina

County of Forsyth

I certify that the following person, **LESTER POE**, personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document.

Date: 12-27-2016



Monica B Reid  
Notary Public

Monica B Reid  
Notary's Printed or Typed Name

My Commission Expires: July 21, 2019

All or a portion of the property herein conveyed \_\_\_ 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 warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

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.

[Signature]  
Doris L. Tucker

[Signature]  
Ronald Tucker

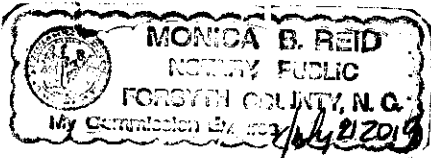
State of NC

County of Forsyth

I certify that the following person, **DORIS L. TUCKER**, personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document.

Date: 12-20-2016

[Signature]  
Notary Public



Monica B Reid  
Notary's Printed or Typed Name

My Commission Expires: July 21, 2019

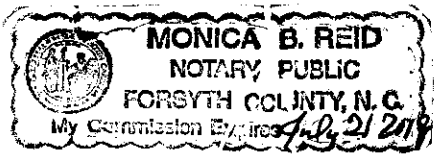
State of NC

County of Forsyth

I certify that the following person, **RONALD Tucker**, personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document.

Date: 12-20-2016

[Signature]  
Notary Public



Monica B Reid  
Notary's Printed or Typed Name

My Commission Expires: July 21, 2019

2/21/2016 9:07 AM FROM: 8556314090

TO: +12163719769

P. 2

Said property having been previously conveyed to Grantor by instrument(s) recorded in **Book 1041, Page 1793** and **Book 1688, Page 1023**, and being reflected on plat(s) recorded in **Map/Plat Book 21, page/slide 8**.

All or a portion of the property herein conveyed \_\_\_ 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 warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

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.

James Brannon  
James Brannon

State of Ohio County of Cuyahoga

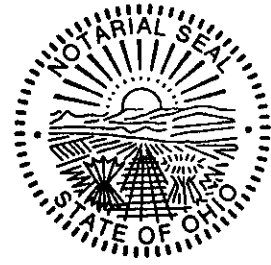
I certify that the following person, **JAMES BRANNON**, personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document.

Date: 12-21-16

[Signature]  
Notary Public

Misty Thelen  
Notary's Printed or Typed Name

My Commission Expires: June 28, 2020



**MISTY THELEN**  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded in  
Cuyahoga County  
My Comm. Exp. 6/28/2020

All or a portion of the property herein conveyed \_\_\_ 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 warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

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.

Carolyn B. Davis  
Carolyn B. Davis

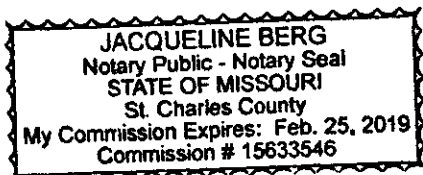
Lester H. Davis  
Lester H. Davis

State of Missouri

County of St. Louis

I certify that the following person, **CAROLYN B. DAVIS**, personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document.

Date: 12/20/2016



Jaqueline Berg  
Notary Public  
Jaqueline Berg  
Notary's Printed or Typed Name

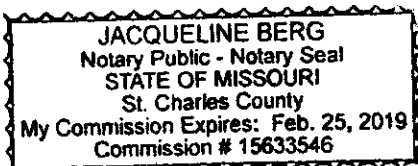
My Commission Expires: 02/25/2019

State of Missouri

County of St. Louis

I certify that the following person, Lester H. Davis, personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document.

Date: 12/20/2016



Jaqueline Berg  
Notary Public  
Jaqueline Berg  
Notary's Printed or Typed Name

My Commission Expires: 02/25/2019