

2016052130 00231

FORSYTH CO, NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX \$100.00

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

LYNNE JOHNSON REGISTER OF DEEDS BY: SANDRA YOUNG

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 28th day of December, 2016 by and between

GRANTOR

Clement Construction Corporation A North Carolina Corporation

**CRANTEE** 

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) & Mary Ellen Brannon Thompson (15E563)

Mailing Address:
PO Box 185

<u>Mailing Address:</u> 3735 Beeson Dairy Road Winston-Salem NC 27105

Property Address: 3831 Clara Lane Winston-Salem NC 27105

This is NOT the Grantor's Primary Residence.

East Spencer, North Carolina 28039

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 residence of a Grantor.	I includes or does not include the primary
	TO HAVE AND TO HOLD unto Grantee, toget belonging, in fee simple, subject to the Except provided, if any.	her with all privileges and appurtenances thereunto ions and Reservations hereinafter and hereinabove
	same in fee simple, that title is marketable and is f	ed of the premises in fee and has the right to convey free and clear of encumbrances other than as set forth frend the title against the lawful claims of all persons or
	This conveyance is made subject to the following E	xceptions and Reservations:
		perein shall include the parties as well as their heirs, gular, plural, masculine, feminine or neuter as required
1/		N/A
Κ-	Vera Ellen Poe	
	State of	County of allegling
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	Kasen B. Shihals
		Notary Public
		Notary's Printed or Typed Name
		Notary's Printed or Typed Name
		My Commission Expires: <u>Oet 17 Jul 7</u>
		NOTARIAL SEAL Keren B. Mihalsky, Notary Public Monroeville Boro, Allegheny County My Commission Expires Oct. 17, 2017

residence of a Grantor.	includes or does not include the primary			
	er with all privileges and appurtenances thereuntoons and Reservations hereinafter and hereinabove			
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.				
Jeglie Parker	Lester Poe Dr.			
Lesile rajkei	Lester Fue			
State of North Carolina	County of Forgett			
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: 12-21-20/6	Notary Public D King			
MONICA B. REID	Mowico BRE A			
My Commission Expired Ly 2020	My Commission Expires: $9000000000000000000000000000000000000$			
State of North Carolina	County of Forseth			
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	Motary Public Blic			
A BEID	MONICA BREED			
MONICA B. REID  NOTARY PUBLIC  NOTARY PUBLIC	Notary's Printed or Typed Name			
FORSYTH COLINTY N.C.  My Commission Expires	My Commission Expires: July 21 2019			

Grantor.	does not include the primary residence of a			
TO HAVE AND TO HOLD unto Grantee, together with belonging, in fee simple, subject to the Exceptions a 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 Exception	ns 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.				
Spin Laket	Sord Inch			
Doris L. Tucker	Ronard tucker			
	E.			
*10	<u>-</u> //			
State of	County of For SCH			
State of	County of 4075 944			
I certify that the following person, DORIS L. TUCKER, per	sonally appeared before me this day, each			
I certify that the following person, DORIS L. TUCKER, per acknowledging to me that he or she signed the foregoing	sonally appeared before me this day, each			
I certify that the following person, <b>DORIS L. TUCKER</b> , per acknowledging to me that he or she signed the foregoing Date:    Date:   D - D	sonally appeared before me this day, each docuprent.			
I certify that the following person, DORIS L. TUCKER, per acknowledging to me that he or she signed the foregoing Date:    12-20-2016   Note	sonally appeared before me this day, each document.  Ty Public  ONICA  B  Recal			
I certify that the following person, DORIS L. TUCKER, per acknowledging to me that he or she signed the foregoing Date:    12-20-2016   Note	sonally appeared before me this day, each docuprent.			
Date: 12-20-2016  MONICA B. REID  NOTE: FORSYEL CULTY, N. C.  My Carrentolon By 2014 12204	ry Public Pry's Printed or Typed Name			
Date: 12-20-2016  MONICA B. REID  NOTE: FORSYEL CULTY, N. C.  My Carrentolon By 2014 12204	ry Public  Ty Printed or Typed Name			
I certify that the following person, DORIS L. TUCKER, per acknowledging to me that he or she signed the foregoing Date:    Date:   D - D	ry Public  To Printed or Typed Name  Country of Forsell All Dog  Country of Forsell All Dog  Two Personally appeared			
I certify that the following person, DORIS L. TUCKER, per acknowledging to me that he or she signed the foregoing Date:    Date:	ry Public  To Printed or Typed Name  Country of Forsell All Dog  Country of Forsell All Dog  Two Personally appeared			
I certify that the following person, DORIS L. TUCKER, per acknowledging to me that he or she signed the foregoing Date:    Date:   D - D	ry Public  To Printed or Typed Name  Country of Forsell All Dog  Country of Forsell All Dog  Two Personally appeared			
I certify that the following person, DORIS L. TUCKER, per acknowledging to me that he or she signed the foregoing Date:    Date:   D - DD	sonally appeared before me this day, each document.  Ty Public  Ty Public  Ty's Printed or Typed Name  Commission Expires:   County of Forschule appeared she signed the foregoing appeared by Public  Ty Public			
I certify that the following person, DORIS L. TUCKER, per acknowledging to me that he or she signed the foregoing Date:    Date:   D - DD	sonally appeared before me this day, each document.  Ty Public  Ty Public  Ty's Printed or Typed Name  Commission Expires:   County of   Tucker, personally appeared she signed the foregoing appeared.			

£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.

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 declinent.

Date: 12-21-16

State of

s Printed or Typed Name

My Commission Expires: 3

County of

**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.				
and un B. Davis Lester H. Davis				
Carolyn 8 Davis Lester H. Davis				
State of Missouri County of St. Louis				
I certify that the following person, <b>CAROLYN B. DAVIS</b> , personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document.				
Date: 12/20/2016				
JACQUELINE BERG Notary Public - Notary Seal  Notary Public - Notary Seal  Tacque in Rerg				
STATE OF MISSOURI Notary's Printed or Typed Name				
My Commission Expires: Feb. 25, 2019 Commission # 15633546  My Commission Expires: 00/05/00/9				
State of Missouri County of St. Louis				
I certify that the following person, Lester. H. Dovis, personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document.				
Date: 12/20/2016				
Nøtary Public				
JACQUELINE BERG Notary Public - Notary Seal Notary's Printed or Typed Name				
STATE OF MISSOURI St. Charles County My Commission Expires: Feb. 25, 2019 My Commission Expires: 102/25/2019				
My Commission Expires: Feb. 23, 2019 Commission # 15633546				