

2017004466 00140

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

\$290.00

PRESENTED & RECORDED

02/02/2017 03:53:21 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3331

PG: 154 - 155

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 290.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **6805-43-2123.00**

Mail after recording to: Grantee: 4867 Tiffany Ave, Winston-Salem, NC 27104

This instrument was prepared by: Bunch & Associates, PLLC

THIS DEED made this 2nd day of February, 2017 by and between

GRANTOR

**Brian K. Parr and wife,
Mary Beth Saxon-Parr
151 Billie Sue Drive
Winston-Salem, NC 27104**

GRANTEE

**Chelsea Bradford (unmarried) and
Dustin Westbrook (unmarried)**

**Property Address:
4867 Tiffany Ave.
Winston-Salem, NC 27104**

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 known and designated as Lot No. 38 as shown on a map of Country Club Hills, Map 3 as recorded in Plat Book 12, Page 194, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Submitted electronically by "Bunch & Associates"
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 3251, Page 3753, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 12, 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)

Brian K. Parr (SEAL)
Brian K. Parr

By: _____
Title: _____

Mary Beth Saxon-Parr (SEAL)
Mary Beth Saxon-Parr

By: _____
Title: _____

(SEAL)

STATE OF North Carolina
COUNTY OF Forsyth

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: Brian K. Parr and wife, Mary Beth Saxon-Parr Witness my hand and official stamp or seal, this the 2nd day of February, 2017.

My Commission Expires: 3/9/2020

Notary Public
Print Notary Name: Ralph L. Burch

