2017004466 00140
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$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: \$29000

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 2

day of

, 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.

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 hereinto 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. (SEAL) Brian K. Parr (SEAL) Title: Mary Beth Savon-Parr (SEAL) STATE OF North Corellad (SEAL) Title: (SEAL) STATE OF Forsch (SEAL) Greatify 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 statup or seal, this the 2 day of day of Corporate. My Commission Expires: 3 1 2 2 2 2	All or a portion of the property hereinabove described was acquired by Grantor by instrumer County Registry.	t recorded in Book 3251, Page 3753, Forsyth
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) By: Title: (SEAL) Mary Beth Salvan-Parr (SEAL) STATE OF Acrical (SEAL) COUNTY OF FOISCH It 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 20 day of Corporation Expires: 3 9 (2020)	A map showing the above described property is recorded in Plat Book 12, Page 194, and re	ferenced within this instrument.
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 lawfulclaims 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. (SEAL) Brian K. Parr (SEAL) Title: Mary Beth Salon-Parr (SEAL) STATE OF Corporate (SEAL) COUNTY OF FOISCHM) 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 20 day of 150 cm	The above described property \(\bar{\sum} \) does \(\sum \) does not include the primary residence of the	Grantor.
simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawfulclaims 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) By: Title: (SEAL) Title: (SEAL) STATE OF Agriculta (SEAL) GOUNTY OF FOIGHM It 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 2 day of the foregoing document: Brian K. Parr and wife, Mary Beth Saxon-Parr Witness my hand and official stamp or seal, this the 2 day of the foregoing document: Brian K. Parr and wife, Mary Beth Saxon-Parr Witness my hand and official stamp or seal, this the 2 day of day of Corporation Expires: (SEAL)	TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurter simple.	nances thereto belonging to the Grantee in fee
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. (SEAL) (Brian K. Parr (SEAL) Mary Beth Salon-Parr (SEAL) Title: (SEAL) STATE OF North Corollog (COUNTY OF FOIGHM (SEAL) (SEAL) (SEAL) (SEAL) Mary Beth Salon-Parr (SEAL) (SEAL) (SEAL) (SEAL) Mary Beth Salon-Parr (SEAL)	And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee si simple, that title is marketable and free and clear of all encumbrances, and that Grantor will claims of all persons whomsoever except for the exceptions hereinafter stated.	mple, has the right to convey the same in fee warrant and defend the title against the lawful
SEAL) SEAL) Brian K. Parr (SEAL) Brian K. Parr (SEAL) Brian K. Parr (SEAL) Title: (SEAL) Mary Beth Salon-Parr (SEAL) STATE OF North Core has COUNTY OF Forseth 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 2 day of Commission Expires: My Commission Expires: 3 9 2020	Title to the property hereinabove described is subject to the following exceptions:	
By:	IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corp signed in its corporate name by its duly authorized officer(s), the day and year first al	orate, has caused this instrument to be povewritten.
By:	(ENTITY NAME) Brian K. Parr	(SEAL)
By:	하늘 보고 하는 일을 하는데 가격된 그것이 모습니다. 전에 가는 그는 이 하는 그는 사람들은 그 모습니다.	the Pen (SEAL)
STATE OF North Cooks COUNTY OF Forseth 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 2 day of Cornary . 201 My Commission Expires: 3 9 2020	Title: Mary Beth Saxon-	Parr
STATE OF North Corolina COUNTY OF	By: Title:	(SEAL)
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		(SEAL)
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	STATE OF North Corolina	
document: Brian K. Parr and wife, Mary Beth Saxon-Parr Witness my hand and official stamp or seal, this the 20 day of My Commission Expires:	COUNTY OF FORGTH	
Notary Public Print Notary Name: Repht L. Buch	document: Brian K. Parr and wife, Mary Beth Saxon-Parr Witness my hand and office from the first state of th	ging to me that he or she signed the foregoing ial stamp or seal, this the _2^c_ day of
	NOTARy	Relph L. Burch
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