

**2017005614 00102**  
FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$300.00**  
PRESENTED & RECORDED  
02/13/2017 12:29:50 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: TIMOTHY R WILLIAMS  
ASST  
**BK: RE 3332**  
**PG: 624 - 626**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ **300.00**

Block 3833, Lot 45  
PIN 6805-62-9112.00

Grantor Address: P.O. Box 582  
Kernersville, NC 27285

Grantee's Address: **290 Tipperary LN**  
**Winston Salem, NC 27104**

This instrument was prepared by: R. Brandt Deal (Box 9) **No title search requested or performed**

Brief Description for the Index: Lot 45 Country Club Hills

This Deed made this 20 day of January, 2017, by and between

**GRANTOR: The Veritas Group, Inc., a North Carolina corporation**

**GRANTEE: Sarah Elizabeth Lewis**

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 Forsyth County, North Carolina and more particularly described as follows:

**See attached Exhibit "A" which is incorporated herein by reference.**

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

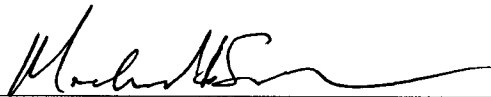
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, the 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:

Easements and restrictions of record, if any and 2017 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

**The Veritas Group, Inc., a North Carolina corporation**

By:  (SEAL)  
Michael S. Enscoe, President

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH:

I, Lorie D. Jones, A Notary Public of Forsyth County, State of North Carolina, do hereby certify that Michael S. Enscoe personally came before me this day and acknowledged that he is President of The Veritas Group, Inc., a North Carolina corporation, and that he as President being authorized to do so, voluntarily signed the foregoing document for the purpose state therein and in the capacity indicated on behalf of the corporation.

Witness my hand and official stamp or seal, this 30 day of January, 2017.

  
Notary Public

(Notary Seal)

My Commission Expires: October 5, 2018

Lorie D. Jones  
North Carolina  
Notary Public  
Forsyth County  
My Commission Expires October 5, 2018

**Exhibit "A"**

**BEING KNOWN AND DESIGNATED** as Lot 45, Block B, Country Club Hills, as shown on the Plat recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 12, Page 173, reference to which is hereby made for a more particular description.