

**2017008062 00115**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$372.00**

PRESENTED &amp; RECORDED

03/02/2017 01:42:50 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3334****PG: 4189 - 4191****NORTH CAROLINA  
GENERAL WARRANTY DEED****Excise Tax: \$372.00**Parcel Identifier No.: **6808-58-7811.00**

Brief description for index: Lot 4, Moravian Village

Mail deed/taxes after recording to Grantee: 5648 Stoneman Place Bethania, NC 27010This instrument was prepared by: **Patti D. Dobbins, Attorney at Law (No Title Search was requested or performed)**THIS DEED made this 27<sup>th</sup> day of February, 2017 by and between**GRANTOR:****S and R MOORE INCORPORATED, a North  
Carolina Corporation**

Address:

**5860 SULLIVANS TRAIL  
BETHANIA NC 27010****GRANTEE:****ELLEN DEPEW, *unmarried***

Property Address:

**5648 STONEMAN PLACE  
BETHANIA NC 27010**

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.

WITNESSTH, 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 Exhibit "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book **3306**, Page **973**, **FORSYTH** County Registry.

A map showing the above described property is recorded in Plat Book **23**, Page **112**, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES ☒ NO

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 has done nothing to impair such title as Grantor received, and 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:

**Restrictive covenants, easements and rights of way of record, if any.**

**Ad valorem taxes for the current year.**

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 by authority of its Board of Directors, the day and year first above written.

S AND R MOORE INCORPORATED  
(Entity Name)

By: Stanley E. Moore  
Title: President

SEAL-STAMP <b>LIESL LANE</b> Notary Public Davie County, NC My Commission Expires	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Liesl Lane</u> , a Notary Public of <u>Davie</u> County of the State of <u>North Carolina</u> , do hereby certify that <u>Stanley Moore</u> personally came before me this day and acknowledged that he/she is <u>President</u> of S AND R MOORE INCORPORATED, and acknowledged, on behalf of S AND R MOORE INCORPORATED, the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>24</u> day of <u>Feb.</u> , 2017. My Commission Expires: <u>12-10-20</u> <u>Chiesl Lane</u> Notary Public
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## EXHIBIT A

BEGINNING at an iron pipe located in the western right of way line of Stoneman Place, said iron pipe being located in the northeast corner of Lot 4, as shown on the Plat of Moravian Village, as recorded in Plat Book 23, Page 112, Forsyth County Registry, and running thence from the Beginning point along the western right of way line of Stoneman Place South 18 Degrees 19 Minutes 29 Seconds West 100.06 feet to an existing iron pipe; running thence North 71 Degrees 29 Minutes 11 Seconds West 212.68 feet to an existing iron pipe; running thence North 18 Degrees 13 Minutes 17 Seconds West 99.80 feet to an existing iron pipe; running thence South 71Degrees 33 Minutes 29 Seconds East 212.86 feet to an iron pipe located in the western right of way line of Stoneman Place, the point and place of Beginning, containing 0.4881 acre more or less, all as per the survey made by Accurate Surveying PLLC, dated May 24, 2016, JN10345, and being the major portion of Lot 4, Moravian Village, Plat Book 23, Page 112, Forsyth County Registry.

Property Address: 5648 Stoneman Place, Pfafftown, NC 27040

PIN No. 6808-58-7811.00