

2017015485 00086FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$117.00**

PRESENTED & RECORDED

04/24/2017 11:25:15 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS

ASST

BK: RE 3343**PG: 858 - 859****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$117.00

PIN: 6833-16-5436.000

Mail/Box to: Grantee: 3761 Hastings Avenue, Winston-Salem, NC 27127

This instrument was prepared by: T. Dan Womble, Attorney at Law – no title search

Brief description for the index: Lot 155 & 156, Willard Dale, PB 4, PG 165

THIS DEED made this 24 day of April 2017 by and between**GRANTOR****David L. Tetzlaff and wife,
Kimberly H. Tetzlaff
1115 Indian Point Drive
Brentwood, TN 37027****GRANTEE****Shane Gwaltney and wife,
Sonja Gwaltney
3761 Hastings Avenue
Winston-Salem, NC 27127**

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 parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lots 155 and 156 as shown on the Map of Willard Dale as recorded in Plat Book 4, Page 165, in the Office of the Register of Deeds, Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The above land was conveyed to Grantor by deed recorded in Deed Book 1850, Page 1700, Forsyth County Registry.

All or a portion of the property herein conveyed ___ includes or xx does not include the primary residence of a 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, other than the following exceptions: easements and restrictions of record, if any; violated zoning ordinances, if any.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

David L. Tetzlaff (SEAL)
David L. Tetzlaff

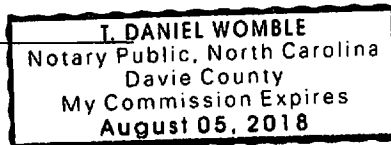
Kimberly H. Tetzlaff (SEAL)
Kimberly H. Tetzlaff

State of NC - County of Davie

I, the undersigned Notary Public of the County of Davie and State aforesaid, certify David L. Tetzlaff and Kimberly H. Tetzlaff personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 24 day of April 2017.

My Commission Expires: _____
(Affix Seal)



T. Daniel Womble Notary Public
Notary's Printed or Typed Name