

2017016281 00279FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$570.00PRESENTED & RECORDED
04/27/2017 04:29:08 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST**BK: RE 3344****PG: 614 - 615**

Excise Tax: \$570.00

Tax Info: PIN 6875-73-2169.00 / Tax Block 5646E, Lot 015

Mail deed & tax bills to: Grantee(s) @ 940 Kaye Gibbons Court, Kernersville, NC 27284

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

Lot 15 of The Authors, Section Four

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 27 day of April, 2017 by and between

GRANTOR	GRANTEE
RONALD D. CAMPBELL, unmarried Grantor Address: PO Box 1332 Kernersville, NC 27285	JEREMY PAUL SIMS and wife, JENNIFER HOPSON SIMS Grantee Address: 940 Kaye Gibbons Court Kernersville, NC 27284

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 15 as shown on the map of THE AUTHORS, SECTION FOUR, as recorded in Plat Book 41, Page 20 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.

submitted electronically by "Schell Law Office, PA"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3228, Page 2498. A map showing the above described property is recorded in Plat Book 41, Page 20.

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: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2017 AD VALOREM TAXES.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed X does or _____ does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

Ronald D. Campbell
RONALD D. CAMPBELL

(SEAL)

SEAL-STAMP

A. GREGORY SCHELL
Notary Public, North Carolina
Forsyth County
My Commission Expires
September 27, 2019

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, A. GREGORY SCHELL, a Notary Public for the aforesaid County and State, do hereby certify that RONALD D. CAMPBELL, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes stated therein. Witness my hand and official stamp or seal, this the 27 day of April, 2017.

A. Gregory Schell

Notary Public: A. GREGORY SCHELL
Commission expires: 9/27/19