

2017018439 00196

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX

\$326.00

PRESENTED & RECORDED

05/12/2017 04:05:09 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3346

PG: 3261 - 3263

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$326.00

Tax Parcel Identification Numbers: 5897-53-4058.00

This instrument was prepared by: T. Lawson Newton, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to: 5509 Salem View Road, Pfafftown, NC 27040

Brief description for the Index: Lot 116, Salem West, Section Four, Plat Book 31, Page 65.

THIS DEED made this 1 day of May, 2017 by and between

GRANTOR

KATHERINE MARSHALL and husband,
BRIAN MARSHALL

6079 Olde Farm Drive
Pfafftown, NC 27040

GRANTEE

PAUL MCDONALD

5509 Salem View Road
Pfafftown, NC 27040

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 the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference, see the deed recorded in Book 2298, Page 3621, Forsyth County Registry.

THIS IS ✓ OR IS NOT _____ THE GRANTOR'S PRIMARY RESIDENCE

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: subject to easements and restrictions of record, if any; and 2017 property taxes.

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

Katherine Marshall (SEAL)
KATHERINE MARSHALL

Brian Marshall (SEAL)
BRIAN MARSHALL

STATE OF North Carolina

COUNTY OF Forsyth

I, Darlene S. Rierson a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Katherine Marshall and husband Brian Marshall either being personally known to me or proven by satisfactory evidence (said evidence being NCDL), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 1 day of May, 2017.

Darlene S. Rierson
Notary Public
Name: DARLENE S. RIERSON
My Commission Expires: 12/26/2020

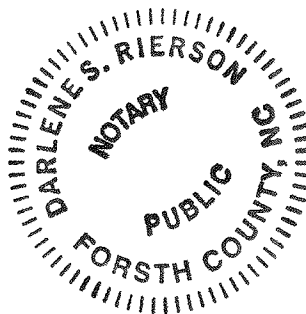


EXHIBIT "A"
PROPERTY DESCRIPTION

BEING all of Lot 116 as shown on the Map or Plat of Salem West, Section Four, which is duly recorded in Plat Book 31, Page 65, Register of Deeds of Forsyth County, North Carolina, to which plan reference is hereby made for a more complete and accurate description thereof.