

2017020007 00031

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$464.00

PRESENTED & RECORDED
05/24/2017 09:31:57 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3348
PG: 2492 - 2494

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$464.00

Tax Parcel Identification Numbers: 5897-93-6609.000

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.

NO TITLE SEARCH PERFORMED OR REQUESTED

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

Mail Tax Bill to: 2651 Spicewood Drive, Winston-Salem, NC 27106

Brief description for the Index: Tax Block 4634, Lot 119, Vienna Township

THIS DEED made this 22 day of May, 2017 by and between

GRANTOR

SCOTT CONNOLLY and wife,
KATHLEEN CONNOLLY

260
Fox Ridge Circle
Lewisville, NC 27023

GRANTEE

MARC EASTER and wife,
DENISE EASTER

2651 Spicewood Drive
Winston-Salem, NC 27106

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.

Submitted electronically by "T Dan Womble Attorney"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title reference, see the deed recorded in Book 3081, Page 4085, 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.

[Handwritten signature of Scott Connolly]

SCOTT CONNOLLY

(SEAL) *Kathleen Connolly* (SEAL)
KATHLEEN CONNOLLY

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 Scott Connolly and wife Kathleen Connolly, 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 he/she/them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 22 day of May, 2017.

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

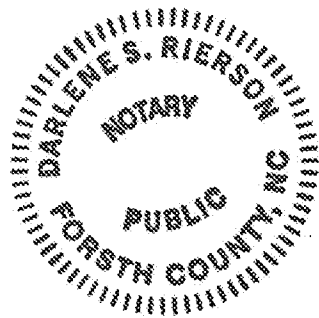


EXHIBIT "A"
PROPERTY DESCRIPTION

BEGINNING at an iron stake marking the Northwestern corner of Sangallo, Deed Book 2033, Page 1042, Forsyth County Registry, and the Eastern right of way line of Spicewood Drive; thence with the Eastern right of way line of Spicewood Drive, North 27° 39' 07" West 258.34 feet to an iron stake marking the new corner of McKaughn, Deed Book 2033, Page 1053, Forsyth County Registry; thence with the Southern line of McKaughn and falling in with the Southern line of Cruz, South 85° 56' 05" East 628.78 feet to an iron stake in the Western line of Himes, Deed Book 1944, Page 2629,. Forsyth County Registry; thence with Himes' Western line South 05° 04' 44" West 174.79 feet to an iron stake marking the Northeastern corner of Sangallo; thence with Sangallo's Northern line South 88° 37' 40" West 420.42 feet to an iron stake and South 89° 55' 59" West 71.52 feet to the point and place of BEGINNING, containing 2.58 acres, more or less, according to a survey entitled "Loraine C. McKaughn" dated March 13, 2001, prepared by Phillip R. Ball, RLS bearing Job No. LS2492.

Also Being Known and Designated as Tax Block 4634, Lot 119, Vienna Township, Forsyth County Tax Maps as presently constituted. For further reference see Deed Book 2182, Page 4635, Forsyth County Registry.