

**2017024576 00146**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$920.00**

PRESENTED & RECORDED  
06/22/2017 01:03:23 PM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: RANDY L SMITH  
DPTY

**BK: RE 3353**  
**PG: 4372 - 4373**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: ~~\$235.00~~ **920**

Parcel Identifier No. 6876-06-8337 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee \_\_\_\_\_

This instrument was prepared by: Wyatt Early Harris Wheeler (Jason Moss)  
Brief description for the Index: \_\_\_\_\_

THIS DEED made this 10 day of June, 2017, by and between

GRANTOR	GRANTEE
Tom Moriarty and spouse, Carol Moriarty 5435 Walkertown Landing Circle #303 Walkertown, NC 27051	Edward Daniel Rose and spouse, Catherine Mary Rose 106 Finborough Court Kernersville, NC 27284

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 situated in the City of Kernersville, \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows:

Being all of Lot 11 of Croyden, as shown on the plat recorded in Plat Book 33, Page 56, in the Office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2642 page 693.

All or a portion of the property herein conveyed  includes or \_\_\_\_\_ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 33 page 56.

Submitted electronically by "Wyatt Early Harris Wheeler LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, covenants, restrictions and rights-of-way of record, if any.

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

Tom Moriarty (SEAL)  
Tom Moriarty

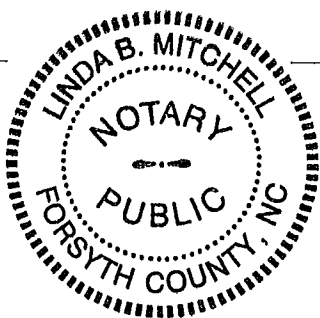
Carol Moriarty (SEAL)  
Carol Moriarty

North Carolina

County of Forsyth

I, Linda B Mitchell, a Notary Public of the above state and county, certify that Tom Moriarty and Carol Moriarty personally appeared before me this day and at the same time and place all of the following occurred : (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers, or signed the above document while in my physical presence, and while being personally observed by me doing so.

6/10/17  
Date



Linda B Mitchell  
Notary Public

My Commission Expires:

9/21/2019