



2017025996 00148

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$248.00

PRESENTED & RECORDED:
06-30-2017 01:15:23 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIMA DOYLE
ASST

BK: RE 3355
PG: 3126-3129

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: **\$248.00**

Parcel Identifier No. 5896-96-2221.000

Mail after recording to: Box #24

This instrument was prepared by: CLINT CALAWAY, 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 20 day of June, 2017, by and between

GRANTOR

LORI B. POUNDERS and spouse, TINA WILLIAMS
774 WILLIAMS ROAD, ADVANCE, NC 27006

GRANTEE

AUSTIN JAMES HILTON
4980 FLEETWOOD CIRCLE, 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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.


All or a portion of the property hereinabove described was acquired by Grantor by that instrument recorded in Book 1719, page 1286, Forsyth County Registry.

The above described property does does not include the primary residence of the 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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.



LORI B. POUNDERS (SEAL)

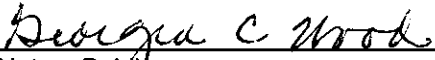


TINA WILLIAMS (SEAL)

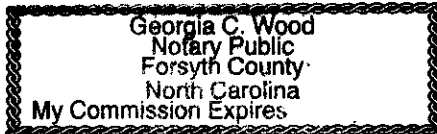
STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: **LORI B. POUNDERS and spouse, TINA WILLIAMS**. Witness my hand and official stamp or seal, this the ____ day of June, 2017.

My Commission Expires: 10-26-2019



Notary Public



Print Notary Name: Georgia C. WOOD

Attachment

Beginning at an iron stake in the Southern right of way line of Fleetwood Circle, said point being the Northwestern corner of property now or formerly owned by Thomas W. Chambers as described in Book 1269 at page 1439 in the Forsyth County Registry; thence running with Chamber's line S 29° 00' 39" West 268.50' to an iron stake; thence running N 76° 44' 37" West 38.46' to an iron stake; thence running N 17° 35' 22" East 260.67' to an iron stake in the Southern right of way line of Fleetwood Circle; thence with said right of way line S 75° 48' 00" East 91.68' to an iron stake, the point and place of beginning, containing .39 acres, more or less, and being known as Lot 102B, Block 4980 on the Forsyth County Tax Maps, and also being the same property as shown on a map entitled property of Lori B. Ponders, prepared by John Edward Beeson, dated June 26, 1991.

ALSO CONVEYED herein is an Easement set out on Exhibit "A" attached hereto and made a part hereof as if fully set out herein.

EXHIBIT "A"

The grantors herein hereby convey to the grantee a permanent easement for the use, upkeep and maintenance of the septic tank located on the remaining portion of property presently known as Lot 102, Block 4641, on the Forsyth County Tax Map, said property being described in Deed Book 506 at page 81 in the Forsyth County Registry. Said septic tank is presently serving the property being conveyed herein and this Easement shall continue until such time as public sewer service is available to the property being conveyed herein. Within 180 days of the availability of public sewer service, the grantees herein, and/or their successors in title agree to terminate the use of the existing septic tank.

The parties agree that the grantees herein shall have the right to go upon the property which is the subject to this easement and any adjoining property that may be necessary for the continued use, maintenance and servicing of said septic tank and the grantees agree that any and all cost regarding the use, maintenance and servicing will be their responsibility exclusively. This Easement is a permanent easement subject to the conditions contained herein and runs with the above described property and is an easement appurtenant thereto.