

2017032677 00102

FORSYTH CO. NC FEE \$26.00
GIFT DEED
PRESENTED & RECORDED
08/16/2017 02:07:32 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3363
PG: 1045 - 1047

This instrument prepared by Jay A. Rosenberg, Esq., (Bar Number:50013), a licensed North Carolina Attorney, J. Rosenberg, PA, 525 North Tryon Street, Suite 1600, Charlotte, N.C. 28202. Telephone: 704-440-8455 Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector.

After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 896315

Excise Tax: \$0.00

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

Deed dated: 8/11/17 **6804-69-3000**

GENERAL WARRANTY DEED

Exempt: Section 105-228.29(5): This deed is exempt from transfer tax pursuant to North Carolina Code Section 105-228.29(5) because this conveyance is a gift.

William D. Benson, grantor, a married man, hereinafter grantor, whose tax-mailing address is **440 Kettle Court, Winston Salem, NC 27104**, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to **William D. Benson and Hailey Benson, husband and wife**, as joint tenants with the right of survivorship in accordance with NCGS 41-2, hereinafter grantees, whose tax mailing address is **440 Kettle Court, Winston Salem, NC 27104**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Said property having been previously acquired by Grantor by: **Official Records Book 3230, Page 3779** recorded on **05/15/2015**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

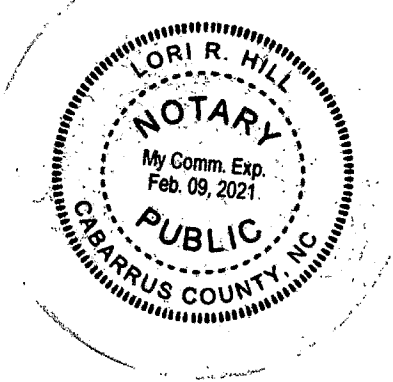
Executed by the undersigned on 8/11, 2017:

William D. Benson
William D. Benson

STATE OF NC
COUNTY OF Mecklenburg

The foregoing instrument was acknowledged before me on 8/11, 2017 by **William D. Benson** who are personally known to me or have produced Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Lori R. Hill
Notary Public



**EXHIBIT A
(LEGAL DESCRIPTION)**

All that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows: Being the major portion of Lot 22, Mar-Don Hills recorded in Plat Book 31 at Page 197 in the office of the Register of Deeds of Forsyth County, North Carolina, all according to survey of Joseph E. Franklin dated September 13, 1993.

Being the same property as conveyed from William D. Benson, and Kristin L. Benson (now divorced) to William D. Benson as set forth in Deed Book 3230 Page 3779 dated 05/15/2015, recorded 05/15/2015, FORSYTH County, NORTH CAROLINA.

Tax ID: 6804-69-3000

PROPERTY ADDRESS: 440 Kettle Court, Winston Salem, NC 27104