

**2017032961 00031**FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$466.00PRESENTED & RECORDED:
08-18-2017 09:59:18 AMLYNNE JOHNSON
REGISTER OF DEEDS
BY: EVELYN R. DIXON
DPTY**BK: RE 3363****PG: 2427-2429**

Drafted By: Bryan C. Thompson, Esq.

RECORDING TIME

EXCISE TAX \$ 466.00

PROBATE AND FILING FEE

Block: 4261 Lot: 11 & 12 Parcel Identifier No.:5883-60-1311.00

Property Address: 4310 Woodbourne Drive, Clemmons, NC 27012

Mail after recording and future tax bills to: Grantee at 4310 Woodbourne Drive, Clemmons, NC 27012

Box 53

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made this 18th day of August, 2017, by and between**GRANTOR**Megan Batten, and husband,
Thomas Menius
765 Fairley St., Apt. 5
Laurinburg, NC 29352
and
Sharon Booker, and husband,
Douglas Hamre
18732 Ness Place NE
Poulsbo, WA 98370**GRANTEE**Andres Adolfo Ceberio and wife,
Karen Lynn Ceberio
4310 Woodbourne Drive
Clemmons, NC 27012

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, in consideration of ten dollars and other valuable consideration (\$10.00 and o.v.c.) to them 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 in Clemmons Township, Forsyth County, North Carolina, more particularly described as follows:

BEING known and designated as Lots Numbered Eleven (11) and Twelve (12) in Block "P," as shown on map of Meadowbrook (No. 4), Section of Forest Hills Estates, Plat of said property being made by Paul King, C.E., which map is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 21, page 115, and to which map reference is hereby made for a more particular description.

Together with and subject to all easements and restrictions of record, if any.

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, save and except easements, restrictions, and rights of way as appear of record, and 2017 city-county ad valorem property taxes, prorated between the parties as of the date of delivery of this deed.

Thomas Menius and Douglas Hamre join in the execution of this Deed as the spouses of Megan Batten and Sharon Booker, respectively, to convey any marital interested held by them and not as owners.

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

IN WITNESS WHEREOF the Grantor has set his/her hand and seal the day and year first above written.

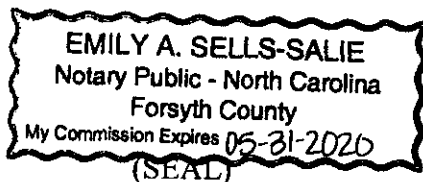
Megan Batten (seal)
Megan Batten

Thomas Menius by Mega Batten, Attorney-in-fact (seal)
Thomas Menius, by Megan Batten, Attorney-in-fact

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

I, Emily A. Sells-Salie, a Notary Public of Forsyth County, North Carolina, do hereby certify that Megan Batten personally appeared before me this day and acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and notarial seal, this 18th day of August, 2017.

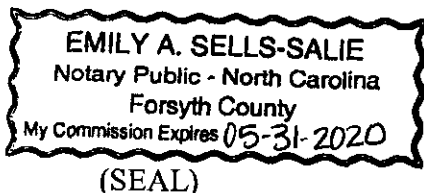


Emily A. Sells-Salie
Emily A. Sells-Salie, Notary Public
My Commission Expires: 05-31-2020

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

I, Emily A. Sells-Salie, a Notary Public of Forsyth County, North Carolina, do hereby certify that Megan Batten, Attorney-in-fact for Thomas Menius, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of Thomas Menius, and that authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds for Forsyth County, North Carolina, on the 17th day of August, 2017, in Book 3363, Page 1773-1774, and that this instrument was executed under and by virtue of the authority given by said instrument granting her Power of Attorney; that the said Megan Batten acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Thomas Menius.

WITNESS my hand and notarial seal, this 18th day of August, 2017.



Emily A. Sells-Salie
Emily A. Sells-Salie, Notary Public
My Commission Expires: 05-31-2020

Sharon Booker by Megan Batten, Attorney-in-fact (seal)

Sharon Booker, by Megan Batten, Attorney-in-fact

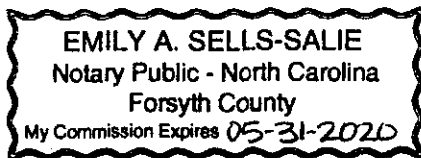
Douglas Hamre by Megan Batten, Attorney-in-fact (seal)

Douglas Hamre, by Megan Batten, Attorney-in-fact

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

I, Emily A. Sells-Salie, a Notary Public of Forsyth County, North Carolina, do hereby certify that Megan Batten, Attorney-in-fact for Sharon Booker, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of Sharon Booker, and that authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds for Forsyth County, North Carolina, on the 17th day of August, 2017, in Book 3363, Pages 1776-1777, and that this instrument was executed under and by virtue of the authority given by said instrument granting her Power of Attorney; that the said Megan Batten acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Sharon Booker.

WITNESS my hand and notarial seal, this 18th day of August, 2017.



(SEAL)

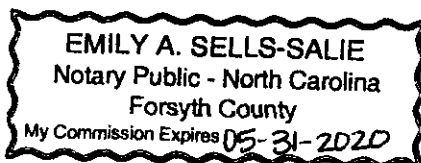
Emily A. Sells-Salie
Emily A. Sells-Salie, Notary Public

My Commission Expires: 05-31-2020

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

I, Emily A. Sells-Salie, a Notary Public of Forsyth County, North Carolina, do hereby certify that Megan Batten, Attorney-in-fact for Douglas Hamre, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of Douglas Hamre, and that authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds for Forsyth County, North Carolina, on the 17th day of August, 2017, in Book 3363, Pages 1774-1775, and that this instrument was executed under and by virtue of the authority given by said instrument granting her Power of Attorney; that the said Megan Batten acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Douglas Hamre.

WITNESS my hand and notarial seal, this 18th day of August, 2017.



(SEAL)

Emily A. Sells-Salie
Emily A. Sells-Salie, Notary Public

My Commission Expires: 05-31-2020