

2017033085 00155

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$702.00

PRESENTED & RECORDED

08/18/2017 02:30:16 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 3363**PG: 3084 - 3085****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$702.00

Parcel Identifier No.: 5866-72-3917.00 (Block 4439, Lots 025D & 025E)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Ste. 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 814 Dorse Rd., Lewisville, NC 27023

This instrument was prepared by: T. Thomas Kangur, Jr.

Brief description for the Index: Lots 25D & 25E, Carl A. Brownell

THIS DEED made this 18th day of August, 2017, by and between,

GRANTOR	GRANTEE
CARL A. BROWNELL, III (Unmarried) Mailing Address: 403 Hwy 2297, Panama City, FL 32404	DAVID L. SMULL Mailing Address: 814 Dorse Rd., Lewisville, NC 27023

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 Lewisville, Lewisville Township Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot Nos. 25-D and 25-E, as shown on the map for CARL A. BROWNELL, III, as recorded in Plat Book 63, Page 197, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 814 Dorse Rd., Lewisville, NC 27023

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [], does not [X] include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2428, Page 2780, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 63, Page 197.

Submitted electronically by "Kangur & Porter, 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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

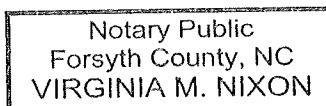
Carl A. Brownell, III (SEAL)
Carl A. Brownell, III

____ (SEAL)

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: Carl A. Brownell, III.

Date: 8/14/17



Virginia M. Nixon
Notary Public

My Commission Expires: 6/28/22

VIRGINIA M NIXON
printed or typed name of notary public