



2017036096 00126
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
09-11-2017 12:30:47 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY

BK: RE 3367
PG: 894-897

Envelope

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax 0

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. 6829-24-0552.000
Verified by _____ County on the _____ day of _____
by _____

Mail after recording to Brian Sasser, 250 Pine Street, Winston-Salem, NC 27107

This instrument was prepared by James M. Snow, Attorney at Law, High Point, NC

Brief description for the Index 6370 University Parkway

THIS DEED made this 17th day of September, 2017, by and between
GRANTOR GRANTEE

BRIAN L. SASSER, Executor for the Estate of
ROBERT LARRY SASSER a/k/a ROBERT L. SASSER

BRIAN L. SASSER
LONNIE SASSER
JOSH SASSER
Envelope
250 Pine Street
Winston-Salem, NC 27107

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 _____, Winston _____ Township, Forsyth _____ County, North Carolina and more particularly described as follows:

LYING and being about 3 1/2 miles Northwest from Winston-Salem, NC, and on the East Side of Large Street (formerly Oak Grove Drive), and being Lots Nos. 126 to 129 inclusive by map of Royal Oaks, made by J. D. Justice, Surveyor, October 7, 1939, and recorded in Book of Maps No. 10, page 57, in the Office of the Register of Deeds for Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at a stake at the Northeast corner of Methodist Drive (formerly Marvin Street) and Large Street (formerly Oak Grove Drive), corner of Lot No. 126; thence with the North side of Methodist Drive (formerly Marvin Street) South 66° 35' East 175 feet to a stake, corner of Lot No. 125; thence North 23° 25' East 100 feet to a stake, corner of Lot No. 130; thence North 66° 35' West 175 feet to a stake on the East side of Large Street (formerly Oak Grove); thence along Large Street (formerly Oak Grove Drive) South 23° 25' West 100 feet to the BEGINNING.

The above property was conveyed to Robert L. Sasser and wife, Rebecca B. Sasser by deed recorded in Deed Book 1255 at Page 471, Forsyth County Register of Deeds. Bebecca B. Sasser aka Ann M. Sasser, died while married to Robert L. Sasser, who died a resident of Davidson County, North Carolina on January 1, 2016. Grantor qualified as executor for the estate of Robert L. Sasser and the estate has satisfied all creditor claims. The purpose of this conveyance is to vest record title in the names of the heirs of Robert L. Sasser

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1255, Page 471

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

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.

Title to the property hereinabove described is subject to the following exceptions:

Any and all easements, rights-of-way and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

By: _____
(Corporate Name)

President

ATTEST:

Secretary (Corporate Seal)

By: _____
(Corporate Name)

President

ATTEST:

Secretary (Corporate Seal)

Brian L. Sasser (SEAL)
BRIAN L. SASSER

(SEAL)

(SEAL)

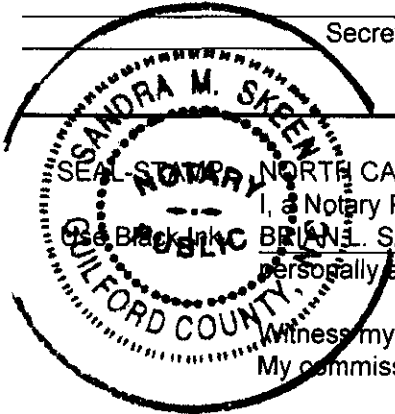
(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)



SEAL-STAMP NORTH CAROLINA, GUILFORD County.
I, a Notary Public of the County and State aforesaid, certify that
BRIAN L. SASSER, EXECUTOR FOR ESTATE OF ROBERT LARRY SASSER Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official stamp or seal, this 7th day of September, 2017.
My commission expires: 02/05/2022 Sandra M. Skeen Notary Public

SEAL-STAMP NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____ Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official stamp or seal, this _____ day of _____, 20____.
My commission expires: _____ Notary Public

SEAL-STAMP NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____ Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official stamp or seal, this _____ day of _____, 20____.
My commission expires: _____ Notary Public

SEAL-STAMP NORTH CAROLINA, _____ County.
 I, a Notary Public of the County and State aforesaid, certify that _____
 Use Black Ink _____ Grantor,
 personally appeared before me this day and acknowledged the execution of the foregoing instrument.
 Witness my hand and official stamp or seal, this _____ day of _____, 20____.
 My commission expires: _____ Notary Public

SEAL-STAMP NORTH CAROLINA, _____ County.
 I, a Notary Public of the County and State aforesaid, certify that _____,
 Use Black Ink personally came before me this day and acknowledged that _____ he is _____ Secretary of
 _____ a North Carolina corporation, and that by
 authority duly given and as the act of the corporation, the foregoing instrument was signed in
 its name by its _____ President, sealed with its corporate seal and attested by
 _____ as its _____ Secretary.
 Witness my hand and official stamp or seal, this _____ day of _____, 20____.
 My commission expires: _____ Notary

SEAL-STAMP NORTH CAROLINA, _____ County.
 I, a Notary Public of the County and State aforesaid, certify that _____,
 Use Black Ink personally came before me this day and acknowledged that _____ he is _____ Secretary of
 _____ a North Carolina corporation, and that by
 authority duly given and as the act of the corporation, the foregoing instrument was signed in
 its name by its _____ President, sealed with its corporate seal and attested by
 _____ as its _____ Secretary.
 Witness my hand and official stamp or seal, this _____ day of _____, 20____.
 My commission expires: _____ Notary Public

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ REGISTER OF DEEDS FOR _____ COUNTY
 By _____ Deputy/Assistant – Register of Deeds