

**2017038967 00050**

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

**\$175.00**

PRESENTED &amp; RECORDED

09/29/2017 09:34:13 AM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3370****PG: 2191 - 2193**

Excise Tax: \$175.00

Tax Info: PIN 6857-42-2182.00 / Tax Block 3311, Lot 012

Mail deed &amp; tax bills to: Grantee(s) @ 120 Cedar Breeze Court, Kernersville, NC 27284

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

**NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made the 29 day of September, 2017 by and between

GRANTOR	GRANTEE
<b>ANITA J. POND, unmarried</b> Grantor Address: 1529 Governor's Wharf Suffolk, VA 23432	<b>STEVEN RAY COLEY and wife,            DINA SWARTZ COLEY</b> Grantee Address: 120 Cedar Breeze Court Kernersville, NC 27284

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., 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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT A**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3369, Page 3157. A map showing the above described property is recorded in Plat Book -, Page -.

Submitted electronically by "Schell Law Office, PA"  
 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: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2017 AD VALOREM TAXES.

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.

The property being conveyed \_\_\_\_\_ does or X does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)


 (SEAL)  
ANITA J. POND

SEAL-STAMP

A. GREGORY SCHELL  
Notary Public, North Carolina  
Forsyth County  
My Commission Expires  
September 27, 2019

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, A. GREGORY SCHELL, a Notary Public for the aforesaid County and State, do hereby certify that ANITA J. POND, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes stated therein. Witness my hand and official stamp or seal, this the 29 day of September, 2017.

  
Notary Public: A. GREGORY SCHELL  
Commission expires: 9/27/19

## EXHIBIT A

BEGINNING at an iron stake at the northwest corner of Lot No. 11 on map of Section No. 2 of "Williston" recorded in Plat Book No. 23, Page 156 of the Forsyth County Registry, said beginning iron stake being in the east line of Plata Drive; thence with the east line of Plata Drive North  $14^{\circ} 06'$  East 101.0 feet to an iron stake; thence South  $76^{\circ} 03'$  East 213.51 feet to an iron stake in the West line of Property of Mrs. Alamida DeHart; thence South  $10^{\circ} 15'$  West 37.78 feet to an iron stake in the north line of Lot No. 1 of Section No. 1 of "Williston," as recorded in Plat Book 22, Page 120 of the Forsyth County Registry; thence with said Lot No. 1 the following two courses and distances: North  $86^{\circ} 46'$  West 12.44 feet; thence South  $03^{\circ} 06'$  West 62.0 feet to the northeast corner of the aforementioned Lot No. 11; thence with the north line of said Lot No. 11 North  $76^{\circ} 05'$  West 216.08 feet to the place of beginning, being a portion of property deeded to Higram, Inc. by Deed recorded in Book 891, Page 385, Forsyth County Registry, also being Lot No. 12 on an unrecorded map of "Williston" made by Lee M. Hinshaw and dated March 1, 1967.

Also conveyed herein for the purposes of ingress and egress is the following described property:

BEGINNING at an iron stake at the northwest corner of Lot No. 11 on map of Section No. 2 of "Williston" recorded in the Forsyth County Registry in Plat Book 23, Page 156; thence North  $75^{\circ} 54'$  West 60.0 feet to an iron stake at the northwest intersection of Plata Drive and Vista Linda Court as shown on said recorded map; thence North  $14^{\circ} 06'$  East 101.0 feet to an iron stake; thence South  $75^{\circ} 54'$  East 60.0 feet to an iron stake at the northwest corner of Lot No. 12 on an unrecorded map of "Williston," by Lee M. Hinshaw Civil Engineer and dated March 1, 1967; thence with the west line of said Lot No. 12 South  $14^{\circ} 06'$  West 101.0 feet to the place of beginning.

