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FORSYTH CO, NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX

\$50.00

PRESENTED & RECORDED: 10-02-2017 11:46:06 AM

LYNNE JOHNSON REGISTER OF DEEDS BY: RANDY L SMITH

BK: RE 3370 PG: 4476-4477

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$50.00

Parcel Identifier No: 6834-82-2272.00 (Block 1708, Lot 059)

Return after recording to: Box 144

Mail tax bills to Grantee: 4004 Old Vineyard Road, Winston-Salem, NC 27104

This instrument was prepared by: Robert W. Porter

Brief description for the Index: Lots 59 and 60, Block B, Bertie Charles Hauser Property

THIS DEED made this 2nd

day of Octorber, 2017, by and between,

## **GRANTOR**

Doris Lucille Wheeling Hansley by Annette Lynn Hansley Sipe, AIF

## GRANTEE

MARVIN F. HANSLEY and wife, MARY LOVE HANSLEY

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

Being Lots Nos. 59 and 60 in Block "B" a s shown on the Map entitled Bertie Charles Hauser Property, made by Paul King, C. E. formerly owned by M. L. Charles and known as the part of Martin Charles Land, which plot is recorded in Plat Book 4 at Page 22, in the Office of the Register of Deeds, Forsyth County, North Carolina.

Parcel Identifier No: 6834-82-2272.00 (Block 1708, Lot 059) Property Address: 738 Woodcote Drive, Winston Salem, NC 27107

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 Deed Book 899 Page 499 Forsyth County Registry

A map showing the above described property is recorded in Plat Book 4, Page 22

## **Book 3370 Page 4477**

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.

ii wiiiLbb wiiLREOi, me dia	micor has dary executed the foregoin,	g as of the day and your instance.	***************************************
nette Lynn Hansley by Annet	(SEAL) te Lynn Hansley Sipe, AIF		
	CERTIFICATE OF ACKNOWLE BY ATTORNEY-IN-FAC		_
State of North Carolina	)		
County of Forsyth	)		
I, <u>KAREN E. JONES</u> hereby certify that Annette Lynn Hansley S me this day, and being duly sworn, says that, Wheeling Hansley and that his authority to acknowledged and recorded in the Office of that this instrument was executed under and that said Annette Lynn Hansley Sipe acknowledged and recorded in the Office of	, he executed the foregoing and annexecute and acknowledge said instricted the Register of Deeds of Forsyth Coby virtue of the authority given by sowledged the due execution of the foregoing and annexecution and annexecution and acknowledged the due to the foregoing and annexecution and acknowledged the foregoing and annexecution and acknowledge acknowledge and acknowledge acknowledge and acknowledge	cille Wheeling Hansley personally a nexed instrument for and on behalf or rument is contained in an instrument ounty, North Carolina, in Book 2967 said instrument granting him power	of <b>Doris Lucille</b> duly executed, Page 3668, and of attorney; and
I do further certify that I am not a party to	the attached instrument.	Markey E. VON	
WITNESS my hand and official seal this 2N Notary Public	D. day of SEPTEMBER 2017.	PUBLIC VALUE OF THE COUNTY OF	
My Commission expires:11/4/2	.017		