

2017040156 00156

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

\$375.00

PRESENTED & RECORDED

10/06/2017 02:07:52 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3371

PG: 3964 - 3966

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 375.00

Recording Time, Book and Page

Tax Map No 6865-70-6767.000

Mail after recording to: Grantee

This instrument was prepared by: J. Thomas Keever, Jr.

THIS DEED made this 6th day of October, 2017 by and between

GRANTOR

TRACY C. KADAR (UNMARRIED)

GRANTEE

RACHEL S. GRENNIER (UNMARRIED) AND MARLENE M. AMMONS (UNMARRIED)

MAILING ADDRESS:

5095 Lake Garden Court, Kernersville, NC 27284

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

submitted electronically by "The Firm at Fisher Park, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2231, Page 357, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 36, Page 29, Forsyth County Registry and referenced within this instrument.


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:

Subject to easements, restrictions, rights-of-way of record and to the current years' ad valorem taxes which have been pro-rated by the parties.

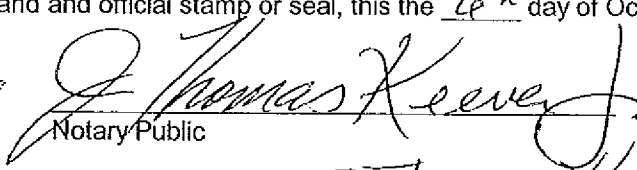
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

 (SEAL)
Tracy C. Kadar

STATE OF NORTH CAROLINA; GUILFORD COUNTY

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 therein and in the capacity indicated:
Tracy C. Kadar Grantor(s). Witness my hand and official stamp or seal, this the 6th day of October, 2017.

My Commission Expires: 10/22/2019


Notary Public

(Seal)

Print Notary Name: J. THOMAS KEVER, JR.

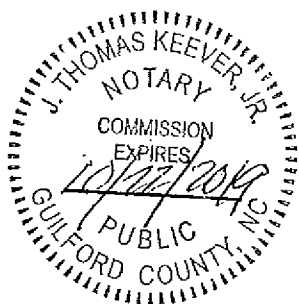


EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot 55 of Sedge Lake Garden, Section 3, as recorded in Plat Book 36, Page 29, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference being thereto for a more particular description.