


2017046085 00209

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$35.00

 PRESENTED & RECORDED:
 11-16-2017 04:27:01 PM

 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPTY

BK: RE 3378
PG: 2539-2540

 Drawn by: George S. Thomas, Bailey & Thomas, P.A., P.O. Box 52, Winston-Salem, NC 27102 *Box 83*

Mail After Recording To: Grantee at _____

 Revenue Stamps \$ 35.00

GRANTOR DID RESIDE IN THIS PROPERTY.

NORTH CAROLINA GENERAL WARRANTY DEED

 THIS DEED made this 16 day of November, 2017, by and between

GRANTOR

**Margie S. Eller by and through her
attorney in fact Ramon C. Hoots**
 3124 Country Club Road
 Winston-Salem, NC 27104

GRANTEE

**Monte Tyrone Barker and wife,
Heather Featherstone Barker**
 229 Marvin Boulevard
 Winston-Salem, NC 27105

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 Lot No. 33 in Marvin Heights Development, and for a more particular description of said lot reference is hereby made to the plat of said Marvin Heights recorded in the office of the Register of Deeds of Forsyth County, N.C. in regular Plat Book 3, Page 42-A.

Being the same identical property acquired by Charles Edwin Eller in Deed Book 818, Page 45, Forsyth County Registry. Grantor inherited subject property from Charles Eller, 15 E 1236

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:

1. Ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Margie S. Eller by and through in fact *Ramon C. Hoots P.O.A.*
 Margie S. Eller by and through her attorney in fact Ramon C. Hoots (SEAL)

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, John W. Koment, a Notary Public for Forsyth County, North Carolina, do hereby certify that Ramon C. Hoots attorney in fact for Margie S. Eller, personally appeared before me this day, and being by me duly sworn, says that (s)he executed the foregoing and annexed instrument, for and in behalf of the said Margie S. Eller, and that his (her) authority to execute and acknowledge said instrument is contained in an instrument duly executed and acknowledged, on March 4, 2015, and recorded in the office of the Register of Deeds in the County of Forsyth, State of North Carolina, in Book 3219, page 3426, and that this instrument was executed under and by virtue of the authority given by said instrument granting him (her) power of attorney. I do further certify that the said Ramon C. Hoots acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed, for and in behalf of the said Margie S. Eller.

Witness my hand and official seal, this 16th day of November, 2017.

[Signature]
 Notary Public

My commission expires: January 19, 2018

