

2017047814 00029

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXTX

\$790.00

PRESENTED & RECORDED

12/01/2017 09:57:59 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3380**PG: 3136 - 3137****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$790.00

Parcel Identifier No.: 6876-06-6077.00 (Block 5345J, Lot 018)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Rd., Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 117 Croyden Dr., Kernersville, NC 27284

This instrument was prepared by: T. Thomas Kangur, Jr.

Brief description for the Index: Lot 18, Croyden

THIS DEED made this 29th day of November 2017, by and between,

GRANTOR	GRANTEE
<p align="center">CAROL BRADLEY STAFFORD, widow Mailing Address:</p>	<p align="center">BRAD STANBERY and wife, REBECCA STANBERY Mailing Address: 117 Croyden Dr., Kernersville, NC 27284</p>

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

Being known and designated as Lot Number 18 of CROYDEN, as shown on a map recorded in the office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 33, Page 53 and revised in Plat Book 33 at Page 56, reference to which is hereby made for a more particular description.

Property Address: 117 Croyden Dr., Kernersville, NC 27284

The property conveyed hereby does not include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2952, Page 3911, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 33, Page 53.

Submitted electronically by "Kangur & Porter, LLP"
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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

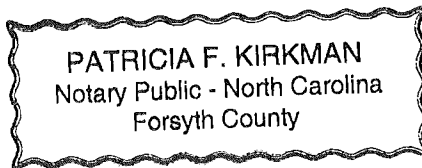
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Carol Bradley Stafford (SEAL)
Carol Bradley Stafford

State of North Carolina, County of Forsyth

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 herein and in the capacity indicated: Carol Bradley Stafford.

Date: 11-29-17



Patricia F. Kirkman
Notary Public

My Commission Expires: 4-29-19

Patricia F. Kirkman
printed or typed name of notary public