2017048073 00035 FORSYTH CO. NC FEE \$26.00 NO TAXABLE CONSIDERATION PRESENTED & RECORDED 12/04/2017 10:46:16 AM LYNNE JOHNSON REGISTER OF DEEDS

BY: EVELYN R. DIXON DPTY

BK: RE 3380 PG: 4466 - 4468

GENERAL WARRANTY DEED
Excise Tax: \$-6
Tax Parcel ID No. 6836-91-9438.000 Verified by County
on the day of, 20 By:
Mail/Box to: Grantee こらっょつ
This instrument was prepared by: Thomas G. Jacobs, Attorney
Brief description for the Index:
THIS DEED, made this the 8 day of November , 2017, by and between GRANTOR:
William Witherspoon, sole surviving child and sole heir of Lillie M. Witherspoon
whose mailing address is <u>ALDT Gerald St. Winston-Salen, NC 27101</u> (herein referred to collectively as Grantor) and
GRANTEE: LaShanda Renea Witherspoon and Chris Witherspoon whose mailing address is 6599 Tumble weed Ridge Lo Unit 101 Henderson NV 89011 (herein referred to collectively as Grantee) and
[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]
WITNESSETH:
For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of <u>Yadkin</u> , State of North Carolina, more particularly described as follows:
See attached Exhibit A
Said property having been previously conveyed to Grantor by instrument(s) recorded in Book <u>2130</u> , Page <u>356</u> , and being reflected on plat(s) recorded in Map/Plat Book <u>17</u> , page/slide <u>132</u> .
All or a portion of the property herein conveyed X includes or does not include the primary residence of a Grantor.
TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

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William Witherspoon
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(Official/Notarial Seal)
me this day, document: principal(s)]. Notary Public Notary Public
principal(s)].
Notary Public
principal(s)]. Notary Public Notary Public
(Official/Notarial Seal)
,
me this day, document:
principal(s)].
Notary Public

Book 3380 Page 4468

Exhibit A

Lot No. 80 of Slater Park, Section 2, as shown on map recorded in Plat Book 17, Page 132, in the office of the Register of deeds of Forsyth County, North Carolina.

Subject to all easements and restrictions of Record.