



2017049551 00026
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
12-14-2017 08:44:03 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3382
PG: 2692-2693

TAX ID6837-05-8380.000
MAIL FUTURE TAX BILLS TO: Grantee at
EXCISE TAX: \$NTC
PREPARED BY: David A. Wallace *Box 60*

NORTH CAROLINA)
) **GENERAL WARRANTY DEED**
FORSYTH COUNTY)

THIS DEED made this *13* day of December, 2016, by and between **Mark A. Godfrey and wife, Angela P. Godfrey** (hereinafter referred to as "Grantor), and **MAG PROPERTIES OF THE CAROLINAS, LLC**, (hereinafter referred to as "Grantee").

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.

That the Grantor, has and by these presents does grant 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 KNOWN AND DESIGNATED as Lot 144 as shown on the plat of NORTHHILLS VALLEY, SECTION TWO as recorded in Plat Book 25 Page 30, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: **4151 Alspaugh Street, Winston-Salem, NC 27105**

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 herein above described is subject to the following exceptions: Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal.

Mark A. Godfrey (Seal)
Mark A. Godfrey

Angela P. Godfrey (Seal)
Angela P. Godfrey

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 therein and in the capacity indicated: **Mark A. Godfrey and wife, Angela P. Godfrey**

Date: December 13 2017

David A. Wallace
David A. Wallace, Notary Public

My commission expires: 11/29/2019

