



2017049700 00175
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
12-14-2017 03:05:17 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3382
PG: 3422-3427

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00 (no taxable consideration)

Tax Parcel Identification Number: 6876-69-7199.00 *Box 36*

This instrument was prepared by: Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to: 108 Asbury Drive, Kernersville, NC 27284

Brief description for the Index: Lot 1, Asbury Forest, Plat Book 26, Page 168

THIS DEED made this 14 day of December, 2017 by and between

GRANTOR

ELSA C. DOOLING, single;
TAYLOR R. FERGUSON, single;
MARY ADELE WEBER, single; and
ERIN V. MORRISON and husband,
JEFF MORRISON

108 Asbury Drive
Kernersville, NC 27284

GRANTEE

ALAN CLAY FERGUSON

108 Asbury Drive
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 of Grantor's interest in that certain lot or parcel of land situated in the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference, see the deed recorded in Book 3184, Page 945, Forsyth County Registry. In the deed recorded in Book 3184, Page 945, Forsyth County Registry, Grantor and Grantee together received a 1/2 of 1% undivided interest in the aforesaid lot or parcel of land. Following the recording of this deed, Mary Ann Ferguson will own a 99% undivided interest in the aforesaid lot or parcel of land; James Kent Ferguson will own a 1/2 of 1% undivided interest in the aforesaid lot or parcel of land; and Grantee will own a 1/2 of 1% undivided interest in the aforesaid lot or parcel of land.

THIS IS ✓ OR IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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 easements and restrictions of record, if any; and 2017 property taxes.

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

Elsa C Dooling James Kent Ferguson AIF (SEAL)
ELSA C. DOOLING by James Kent Ferguson, Attorney in Fact

Taylor R Ferguson James Kent Ferguson AIF (SEAL)
TAYLOR R. FERGUSON by James Kent Ferguson, Attorney in Fact

Mary Adele Weber James Kent Ferguson AIF (SEAL)
MARY ADELE WEBER by James Kent Ferguson, Attorney in Fact

Erin V. Morrison James Kent Ferguson AIF (SEAL)
ERIN V. MORRISON by James Kent Ferguson, Attorney in Fact

Jeff Morrison James Kent Ferguson AIF (SEAL)
JEFF MORRISON by James Kent Ferguson, Attorney in Fact

STATE OF NORTH CAROLINA

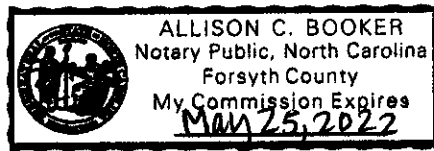
COUNTY OF FORSYTH

I, Allison C. Booker, a Notary Public for said County and State, do hereby certify that James Kent Ferguson, attorney in fact for Elsa C. Dooling, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said Elsa C. Dooling, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds in the County of Forsyth in the State of North Carolina in Book 3381, Page 4047, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said James Kent Ferguson acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Elsa C. Dooling.

Witness my hand and official seal, this the 14 day of December, 2017.

Allison C. Booker
Notary Public
Notary's Printed Name: Allison C. Booker
My commission expires: May 25, 2022



STATE OF NORTH CAROLINA

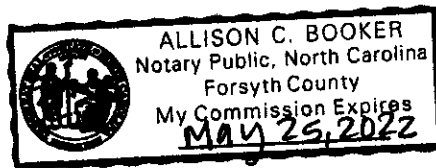
COUNTY OF FORSYTH

I, Allison C. Booker, a Notary Public for said County and State, do hereby certify that James Kent Ferguson, attorney in fact for Taylor R. Ferguson, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said Taylor R. Ferguson, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds in the County of Forsyth in the State of North Carolina in Book 3381, Page 4048, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said James Kent Ferguson acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Taylor R. Ferguson.

Witness my hand and official seal, this the 14 day of December, 2017.

Allison C. Booker
Notary Public
Notary's Printed Name: Allison C. Booker
My commission expires: May 25, 2022



STATE OF NORTH CAROLINA

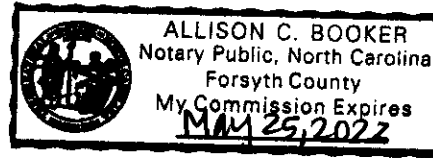
COUNTY OF FORSYTH

I, Allison C. Booker, a Notary Public for said County and State, do hereby certify that James Kent Ferguson, attorney in fact for Mary Adele Weber, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said Mary Adele Weber, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds in the County of Forsyth in the State of North Carolina in Book 3381, Page 4049, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said James Kent Ferguson acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Mary Adele Weber.

Witness my hand and official seal, this the 14 day of December, 2017.

Allison C. Booker
Notary Public
Notary's Printed Name: Allison C. Booker
My commission expires: May 25, 2022



STATE OF NORTH CAROLINA

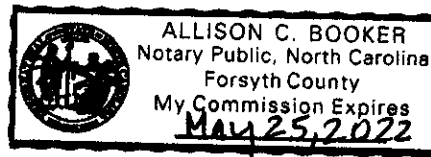
COUNTY OF FORSYTH

I, Allison C. Booker, a Notary Public for said County and State, do hereby certify that James Kent Ferguson, attorney in fact for Erin V. Morrison, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said Erin V. Morrison, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds in the County of Forsyth in the State of North Carolina in Book 3381, Page 4050, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said James Kent Ferguson acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Erin V. Morrison.

Witness my hand and official seal, this the 14 day of December, 2017.

Allison C. Booker
Notary Public
Notary's Printed Name: Allison C. Booker
My commission expires: May 25, 2022



STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Allison C. Booker, a Notary Public for said County and State, do hereby certify that James Kent Ferguson, attorney in fact for Jeff Morrison, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said Jeff Morrison, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds in the County of Forsyth in the State of North Carolina in Book _____, Page _____, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said James Kent Ferguson acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Jeff Morrison.

Witness my hand and official seal, this the 14 day of December, 2017.

Allison C. Booker
Notary Public
Notary's Printed Name: Allison C. Booker
My commission expires: MAY 25, 2022

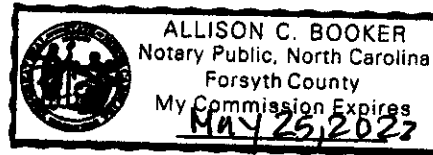


EXHIBIT "A"
PROPERTY DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot 1 of Asbury Forest, a map and plat of which is recorded in Plat Book 26, Page 168, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.