

2018000608 00152

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$486.00

PRESENTED & RECORDED

01/05/2018 03:34:21 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3385

PG: 3345 - 3347

Excise Tax: \$486

Parcel Identifier No.: 6875-52-9798.00

Property Address: 900 Reynolds Price Drive, Kernersville, NC 27284

Mail future tax bills to: Grantee at 900 Reynolds Price Drive, Kernersville, NC 27284

Mail Deed to: Grantee at 900 Reynolds Price Drive, Kernersville, NC 27284

This instrument was prepared by: Harold R. Crews, Attorney at Law (Title Search Neither Requested Nor Performed)

Lot 90, The Authors, Sec. 2

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made the 21ST day of December 2017 by and between

GRANTOR

GRANTEE

Richard E. Hall and spouse,
Judith K. Hall
PO Box 102
Kernersville, NC 27285

William Hampton Davis and spouse,
Joyce Elaine Turnmire Davis
900 Reynolds Price Drive
Kernersville, NC 27284

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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:

Exhibit A attached hereto and incorporated herein by reference.

The property being conveyed does _____ include the primary residence of at least one Grantor (Per NCGS Section 105-317.2).

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

submitted electronically by "The Firm at Fisher Park, PLLC" 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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.
2017 AD VALOREM TAXES.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Richard E. Hall
Richard E. Hall

(Seal)

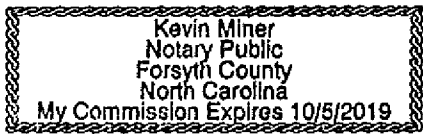
Judith K. Hall
Judith K. Hall

(Seal)

SEAL-STAMP

State of North Carolina, County of Forsyth

I, Kevin Miner, a Notary Public for Forsyth County, North Carolina, do hereby certify that Richard E. Hall, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him or her for the purposes stated therein.



Witness my hand and official stamp or seal, this the 21st day of December 2017.

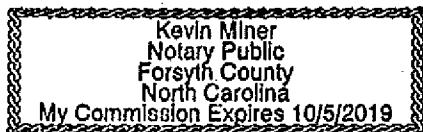
Kevin Miner
Notary Public:

My commission expires: 10/5/2019

SEAL-STAMP

State of North Carolina, County of Forsyth

I, Kevin Miner, a Notary Public for Forsyth County, North Carolina, do hereby certify that Judith K. Hall, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him or her for the purposes stated therein.



Witness my hand and official stamp or seal, this the 21st day of December 2017.

Kevin Miner
Notary Public:

My commission expires: 10/5/2019

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot Number 90 as shown on the map of THE AUTHORS, SECTION TWO, as recorded in Plat Book 38, Page 55 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description SAVE AND EXCEPT that property conveyed to The Department of Transportation by Deed for Highway Right of Way recorded in Book 2983, Page 3019, Forsyth County Registry.