

**2018002347 00181**

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

**\$200.00**

PRESENTED & RECORDED

01/22/2018 03:50:19 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

**BK: RE 3387**

**PG: 2011 - 2012**

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$200.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **6815-05-7463.000**

Mail after recording to: Grantee: 252 Lucerne Lane, Winston-Salem, NC 27104

This instrument was prepared by: Bunch & Associates, PLLC, 309 Upton Street, Winston-Salem, NC 27103

THIS DEED made this 17<sup>th</sup> day of January, 2018 by and between

**GRANTOR**

**John Sidney Shoemaker, unmarried**

166 Rotha Drive  
Lexington, NC 27292

**GRANTEE**

**Jeffrey S. Montgomery and spouse,  
Adele Casanova**

**Property Address:**  
252 Lucerne Lane  
Winston-Salem, NC 27104

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 and more particularly described as follows:

**BEING KNOWN AND DESIGNATED AS LOT NO. 10 AS SHOWN ON PLAT OF GORDON MANOR DEVELOPMENT, SECTION 2, RECORDED IN PLAT BOOK 17, PAGE 118, IN THE OFFICE OF THE REGISTER OF DEEDS, FORSYTH COUNTY, NORTH CAROLINA.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1190, Page 1605, in Forsyth County Registry.

Submitted electronically by "Bunch & Associates"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 17, Page 118, and referenced within this instrument.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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: Ad valorem tax; restrictions, easements and conditions of record, if any.

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 officer(s), the day and year first above written.

John Sidney Shoemaker (SEAL)  
John Sidney Shoemaker

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 signed the foregoing document: John Sidney Shoemaker.

Witness my hand and official stamp or seal, this the 22nd day of January, 2018.

My Commission Expires: 3/9/2020

Ralph L. Bunch  
Notary Public

Print Notary Name: Ralph L. Bunch

