

2018002437 00065FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$280.00PRESENTED & RECORDED
01/23/2018 12:25:25 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: EVELYN R. DIXON
DPTY**BK: RE 3387****PG: 2460 - 2462**Mail deed and tax bills to Grantee: **5046 Fleetwood Circle, Winston-Salem, NC 27106**Prepared by: N. Alan Bennett (Thomas and Bennett)
116 S. Cherry Street, Suite C, Kernersville, NC 27284
(No title search or closing requested or performed by Drafting Attorney)Excise Tax: \$ 280.00Brief description: **0.787 acres along Fleetwood Circle**

GENERAL WARRANTY DEED

THIS DEED made this 22nd day of January, 2018, by and between:

<p>GRANTOR:</p> <p>JEFFREY D. CLINE and wife, JUDY H. CLINE</p> <p>Grantor address: 4150 Kimberly Lane East Bend, NC 27018</p>	<p>GRANTEE:</p> <p>PATRICK CURRY and wife, HEATHER CURRY</p> <p>Grantee address: 5046 Fleetwood Circle Winston-Salem, NC 27106</p>
<p>The property conveyed does include the primary residence of the Grantor.</p>	

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:

See attached **Exhibit A** which is incorporated herein by reference.

Property Address: **5046 Fleetwood Circle, Winston-Salem, NC 27106**

Submitted electronically by "Heather Kiger Law 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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Jeffrey D. Cline (Seal)
Jeffrey D. Cline

Judy H. Cline (Seal)
Judy H. Cline

North Carolina, FORSYTH County

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:

Jeffrey D. Cline and Judy H. Cline

January 22, 2018

Place notary seal below this line:

Glenda D. Turner
Notary Public

Print/Type Name: Glenda D. Turner

My Commission Expires: 8/20/22

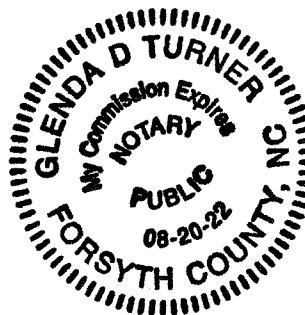


EXHIBIT A

Patrick Curry and wife, Heather Curry
0.787 acres along Fleetwood Circle
5046 Fleetwood Circle

Property Description:

BEGINNING on an iron stake at the northwest corner of James D. Cline's 1.49 acre tract from H.W. Cline, as described in deed of 11/22/74 and registered in Forsyth County Deed Book 1137, page 1728; running thence with the said 1.49 acre tract the two (2) following courses and distances: South 09° 46' West 268.53 feet to a bolt; thence South 67° 09' East 115.63 feet to an iron stake, a new corner by said James D. Cline; thence, a new line by said Cline, North 15° 21' 14" East 272.04 feet to a point in the north line of the said 1.49 acre tract, said point being the southern terminus of the centerline of a 15-foot access right-of-way; thence with the north line of the said 1.49 acre tract, North 70° 28' West 141.24 feet to the place of BEGINNING, containing .787 acre, more or less, and being a parcel from the west side of James D. Cline's 1.49 acre tract.

There is conveyed herewith and this property is subject to any and all easements appurtenant to this property including but not limited to the easements described and/or referenced in Book 1137, Page 1728; Book 1529, Page 271; Book 1529, Page 273 and Book 1715, Page 667, Forsyth County Registry .

This is the same property as described in Book 1715, Page 667, Forsyth County Registry and is designated as Tax PIN 5896-85-4994.00 (Block 4635, Lot 018K) on the Forsyth County tax maps.