

**2018006819 00134**

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$288.00

PRESENTED & RECORDED:
 02-26-2018 02:08:51 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: EVELYN R. DIXON
 DPT

BK: RE 3392**PG: 522-523**

Box 144

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 288.00

Parcel Identifier No.: 6856-15-3882.00 (Block 3216F, Lot 013)

Return after recording to: Grantee 150 Glasmere Ct., Winston-Salem, NC 27101

Mail tax bills to: Grantee 150 Glasmere Ct., Winston-Salem, NC 27101

This instrument was prepared by: T. Thomas Kangur, Jr. **No Title Search Requested or Performed**

Brief description for the Index: Lot 13, Silver Chalice Village

THIS DEED made this 23rd day of February, 2018, by and between**GRANTOR: ALLEGACY FEDERAL CREDIT UNION**

PO Box 26043

Winston-Salem, NC 27114

GRANTEE LINDA THORNING

150 Glasmere Ct.

Winston-Salem, NC 27101

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:

BEING KNOWN and designated as Lot No. 13, as shown on the Plat of Silver Chalice Village, as recorded in Plat Book 40, Page 43, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does not include the primary residence of the Grantor(s).

Property Address: 150 Glasmere Ct., Winston-Salem, NC 27101

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3349, Page 3418, Forsyth County Registry. A map showing the above described property is recorded in Plat Book 40, Page 43.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Applicable zoning; any recorded or unrecorded easements and rights of way for service lines, streets, roads, highways, railroads, streams or bodies of water, and utilities as may border or cross subject property, including, but not limited to, subdivision streets as shown on recorded plat; applicable setback lines as shown on recorded plat; applicable restrictive covenants, including any easements or rights of way reserved therein and homeowners' association provisions; street assessments; property taxes, a lien, deferred or otherwise, but not yet due and payable; matters that could be revealed by an accurate and current physical survey and boundary survey of the subject property.

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.

Allegacy Federal Credit Union

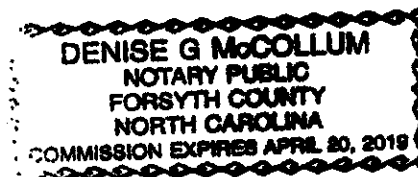
By: Cosby M. Davis III (SEAL)
Cosby M. Davis III EVP/CFO
 printed or typed name of corporate officer

State of 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 herein and in the capacity indicated: Cosby M Davis III (name), EVP/CFO (title) of **Allegacy Federal Credit Union** and that by authority duly given and as the act of the entity, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 2-23-2018

Denise G McCollum
 Notary Public



Denise G. McCollum
 printed or typed name of notary public

My Commission Expires: April 20, 2019