

2018007240 00137FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$434.00**

PRESENTED & RECORDED

02/28/2018 01:25:04 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3392**PG: 2515 - 2516****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$434.00

Parcel Identifier No.: 6815-04-4926.00 (Block 3958, Lot 011)

Return after recording to: Kangur & Porter, LLP 2150 Country Club Rd., Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 210 N. Gordon Dr., Winston-Salem, NC 27104

This instrument was prepared by: T. Thomas Kangur, Jr.

Brief description for the Index: Lot 11, Gordon Manor Development, Section 1 "Revised"

THIS DEED made this 28th day of February 2018, by and between,

GRANTOR	GRANTEE
STEPHEN B. POINDEXTER and wife, CARLA P. POINDEXTER Mailing Address:	BETH ANNE FISHER, unmarried Mailing Address: 210 N. Gordon Dr., 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 situated in Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot Number 11, as shown on the Plat of GORDON MANOR DEVELOPMENT, SECTION 1 "REVISED", as recorded in Plat Book 17, Page 86, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 210 N. Gordon Dr., Winston-Salem, NC 27104

The property conveyed hereby does include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3288, Page 3255, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 71, Page 86.

Submitted electronically by "Kangur & Porter, LLP"
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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Stephen B. Poindexter (SEAL)
Stephen B. Poindexter

Carla P. Poindexter (SEAL)
Carla P. Poindexter

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 voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: Stephen B. Poindexter and wife, Carla P. Poindexter.

Date: 2-26-18

Patricia F. Kirkman
Notary Public



Patricia F. Kirkman
printed or typed name of notary public

My Commission Expires: 4-29-19