

**2018007625 00065**  
FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$270.00**  
PRESENTED & RECORDED  
03/02/2018 12:07:28 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: EVELYN R. DIXON  
DPTY  
**BK: RE 3393**  
**PG: 152 - 153**

**NORTH CAROLINA**  
**GENERAL WARRANTY DEED**

Excise Tax: \$270.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No: 6843-28-8663.000

Mail after recording to: GRANTEE AT ADDRESS BELOW

This instrument was prepared by: CLINT CALAWAY

THIS DEED made this 2nd day of MARCH, 2018 by and between

**GRANTOR**

PATRICIA O. TEAGUE, widow  
133 RABBIT RUN  
SALUDA, VA 23149

**GRANTEE**

CHERYL J. FORSMAN AND HUSBAND, MICHAEL F. FORSMAN  
3634 CASH DRIVE  
WINSTON SALEM, NC 27107

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 NUMBER 1 ON THE MAP OF THE SUBDIVISION FOR RICHARD CLAYTON TEAGUE, AS RECORDED IN PLAT BOOK 54, PAGE 29, IN THE OFFICE OF THE REGISTER OF DEEDS FOR FORSYTH COUNTY, NORTH CAROLINA.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2850 Page 1102, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 54, Page 29, 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:

**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.**

\_\_\_\_\_  
(ENTITY NAME)

Patricia O. Teague (SEAL)  
PATRICIA O. TEAGUE

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

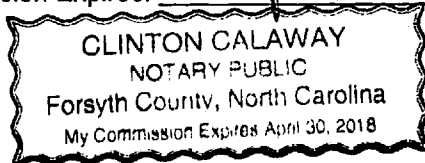
\_\_\_\_\_  
(SEAL)

STATE OF NC

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: PATRICIA O. TEAGUE Witness my hand and official stamp or seal, this the 2 day of March, 2018.

My Commission Expires: 4/30/18



\_\_\_\_\_  
Notary Public

Print Notary Name: Clinton Calaway

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

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: \_\_\_\_\_ Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Print Notary Name: \_\_\_\_\_