

2018015720 00204

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

\$256.00

PRESENTED & RECORDED

04/30/2018 03:06:09 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3402

PG: 726 - 728

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$256.00

Parcel Identifier No. 6856-05-6568.000

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail to: Coltrane Grubbs Orenstein, PLLC, P.O. Box 1062, Kernersville, NC 27285-1062

Prepared by: Joseph D. Orenstein, Coltrane Grubbs Orenstein, PLLC

Brief description for the Index: LOT 135 - SILVER CHALICE, SECTION 2

THIS DEED made the 24 day of April, 2018, by and between

GRANTOR	GRANTEE
<p>Joan E. Sellers, widow</p> <p>Grantor Address: 4600 Chapel Grove Road Gastonia, NC 28052</p>	<p>Christopher Love</p> <p>Grantee Address: 3752 Signet Drive Winston-Salem, NC 27101</p>

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 remised and released and does grant, bargain, sell and convey unto the Grantee in fee simple to Grantee, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference.

The property described herein was acquired by Grantor by instrument recorded in Book 3194, Page 2618, Forsyth County Registry.

All or a portion of the property herein conveyed includes the primary residence of a 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, other than the following exceptions:

Subject to easements, rights of way, and other restrictions of record.

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

Joan E. Sellers (SEAL)
JOAN E. SELLERS

State of NC - County of Guilford

I, the undersigned Notary Public of NC County, Guilford, certify that JOAN E. SELLERS personally appeared before me this day and having first provided me with satisfactory proof of his identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 24 day of April, 2018.

Lori A. Yager
Lori A. Yager Notary Public
My Commission Expires: 11-16-19

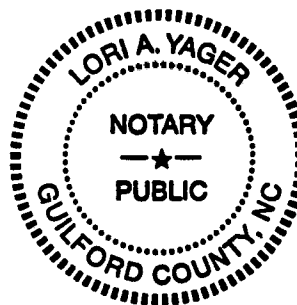


EXHIBIT "A"
Property of Christopher Love
3752 Signet Drive

BEING KNOWN AND DESIGNATED AS LOT NUMBER 135, AS SHOWN ON THE PLAT ENTITLED SILVER CHALICE, SECTION 2, AS RECORDED IN PLAT BOOK 35, PAGE 142, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

The subject property is the same as that property described in Deed Book 3194, Page 2618, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6856-05-6568.000 on the Forsyth County Tax Maps.