

2018016208 00022

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

\$240.00
PRESENTED & RECORDED
05/03/2018 09:31:21 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPT

BK: RE 3402
PG: 3528 - 3529

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$240.00

PIN: 5892-44-5438.000

Mail/Box to: Grantee: 4421 Hampton Road, Clemmons, NC 27012

This instrument was prepared by: T. Dan Womble, Attorney at Law

Brief description for the index: .08 +/- acre, a/k/a 4421 Hampton Road, Clemmons, NC 27012

THIS DEED made this 26 day of April, 2018 by and between

GRANTOR	GRANTOR
<p>Jacqueline Leon, unmarried 300 Scottsdale Lane Clemmons, NC 27012</p>	<p>James L. Lindsay 4421 Hampton Road Clemmons, NC 27012</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 and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple all that certain lot or parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake on the East side of Clemmons-Lexington Highway, R. M. Phelps corner; running thence with said Highway South 11 deg. West 295 feet to an iron stake, C.D. Daniels corner; thence South 78 deg. 45 minutes East 230.6 feet to an iron stake in the R. M. Phelps line and C.D. Daniels corner; thence North 27 deg. 30 minutes West 375 feet to the BEGINNING; CONTAINING .8 OF ONE (1) acre, more or less; and BEING the same property as that described in Deed Book 998, Page 372, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property address: 4421 Hampton Road, Clemmons, NC 27012.

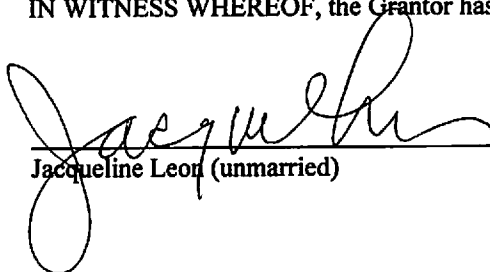
All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

Submitted electronically by "T Dan Womble Attorney"
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: easements and restrictions of record, if any; violated zoning ordinances, if any. 2018 taxes are to be pro-rated.

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

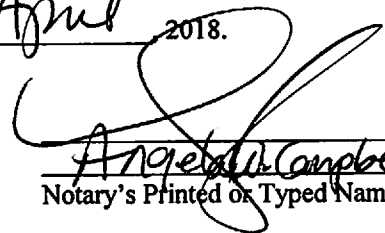
 (SEAL)
Jacqueline Leon (unmarried)

State of NC - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify Jacqueline Leon (unmarried) personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 26 day of April 2018.

My Commission Expires: _____
(Affix Seal)

 Notary Public
Notary's Printed or Typed Name

ANGELA W. CAMPBELL
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires Feb. 9, 2022