

2018018799 00215

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXTX

\$20.00

PRESENTED & RECORDED

05/21/2018 03:51:14 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3405**PG: 3018 - 3019**

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$20.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6809-60-5081.000

Mail after recording to: *Grantee@ Mailing Address Shown Below*

This instrument was prepared by: THE LAW OFFICE OF CLINT CALAWAY

THIS DEED made this 21 day of May, 2018 by and between

GRANTOR

**IAN W. SEARCY, SOLE HEIR OF WILLIAM WINFRED SEARCY
AND WIFE, NANCY SEARCY
9667 HARVEST VIEW WAY
SACRAMENTO, CA 95827**

GRANTEE

KEITH R. HASH**MAILING ADDRESS: 4910 WESTERLY DRIVE, WINSTON-SALEM, NC 27106****PROPERTY ADDRESS: 0 WESTERLY DRIVE, WINSTON-SALEM, NC 27106**

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:

Lying and being northwest of the City of Winston-Salem, N. C. in Bethania Township, being known and designated as Lot 30, on the map of Lash Heights, Section 2, said map recorded in the Office of the Register of Deeds of Forsyth County, N. C. in Plat Book 16, Page 157, to which reference is hereby made for a more complete description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1868, Page 2116, Forsyth County Registry. No Estate was ever filed due to the insufficiency of assets. Ian Searcy was the sole heir.

A map showing the above described property is recorded in Plat Book 16, Page 157, 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:

Subject to easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for the current year.

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.

IAN W. SEARCY

(SEAL)

NANCY SEARCY

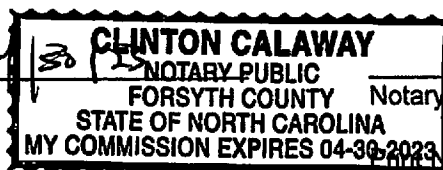
(SEAL)



STATE OF NC Forsyth COUNTY

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: IAN W. SEARCY. Witness my hand and official stamp or seal, this the 21 day of May, 2018.

My Commission Expires: 4/30/18



Notary Public

Notary Name: Clinton Calaway

STATE OF California Sacramento COUNTY

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: NANCY SEARCY. Witness my hand and official stamp or seal, this the 18 day of May, 2018.

My Commission Expires: November 28, 2018

Notary Public

Print Notary Name: Nicole Thrower