



2018020375 00236

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$300.00

PRESENTED & RECORDED:
 05-31-2018 04:36:12 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: EVELYN R. DIXON
 DPTY

BK: RE 3407
PG: 2755-2757

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 300.00

Parcel Identifier No.: 6857-01-0126.00

Mail/Box to: **Box 137**

This instrument was prepared by: **Attorney Eric S. Ellison**

Brief description for the Index: **Lot No. 9, Map of E.E. Sell's Property**

THIS DEED made 31 day of May, 2018 by and between

GRANTOR	GRANTEE
Clement Construction Corporation A North Carolina Corporation	Richard W. Gray, III and wife Ramia H. Gray
<u>Mailing Address:</u> 3735 Beeson Dairy Road Winston-Salem, NC 27105	<u>Mailing/Property Address:</u> 3831 Clara Lane Winston-Salem NC 27105
SUBJECT PROPERTY IS NOT THE GRANTOR'S PRIMARY RESIDENCE	

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 the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Lying and being northeast of the City of Winston-Salem, North Carolina and being known and designated as Lot No. 9, as shown on the map of E.E. Sell's Property, map of same recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 21, Page 8, to which map reference is hereby made for a more particular description.

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.

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

Clement Construction Corporation

Phillip E. Clement (SEAL)
NAME: Phillip E. Clement
TITLE: President

State of North Carolina)
County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that Phillip E. Clement, the President of Clement Construction Corporation personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 31 day of May, 2018.

Tammy H. Norton
Notary Public
Forsyth County, NC
My Commission Expires: 1-7-23

My Commission Expires: 1-7-2023

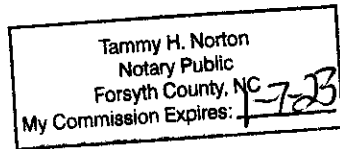
Notary Public: Tammy H. Norton

North Carolina)
)
Forsyth County)

I Tammy H. Norton do hereby certify that Richard W. Gray, III attorney-in-fact for Ramia H. Gray personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Ramia H. Gray and that his authority to execute and acknowledged said instrument is contained in an instrument duly executed, acknowledged, and recorded at Book 3407 Page 2752-2754 in the Office of Forsyth County Register of Deeds, Forsyth County, North Carolina, on May 31, 2018 and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney, that the said Richard W. Gray, III acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Ramia H. Gray.

Witness my hand and official seal, this 31 day of May, 2018.

Tammy H. Norton
Signature of Officer



My Commission Expires: 1-7-2023