

2018020806 00148

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$662.00

PRESENTED & RECORDED
 06/04/2018 02:21:44 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: EVELYN R. DIXON
 DPTY

BK: RE 3408
PG: 584 - 585

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$662.00

Parcel: 5892-08-1095.000

Mail/Box to: Grantee: 2880 Gray Moss Drive, Clemmons, NC 27012

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

Brief description for the index: Lot 15 Doublegate, Section 2, PB 38, pg 12, Forsyth County Registry

THIS DEED made this 1 day of June 2018 by and between

GRANTOR	GRANTEE
Donald Y. Gordon and wife, Elizabeth C. Gordon 330 Second Ave. New Hickory, NC 28601	Andrew T. Pietruszka and wife, Sarah Turner Pietruszka 2880 Gray Moss Drive Clemmons, NC 27012

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:

BEING KNOWN AND DESIGNATED as Lot 15, as shown on the map of DOUBLEGATE, SECTION 2, which map is recorded in Plat Book 38, Page 12, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property address: 2880 Gray Moss Drive, 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.

Donald Y. Gordon (SEAL)
Donald Y. Gordon

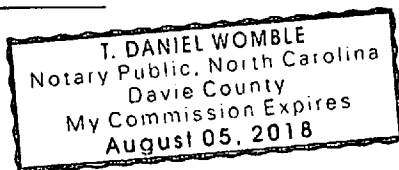
Elizabeth C. Gordon (SEAL)
Elizabeth C. Gordon

State of NC - County of Forsyth

I, the undersigned Notary Public of the County of Davie and State aforesaid, certify Donald Y. Gordon and wife, Elizabeth C. Gordon 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 1 day of June, 2018.

My Commission Expires: _____
(Affix Seal)



T. Daniel Womble
Notary's Printed or Typed Name Notary Public