

**2018023312 00178**

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

**\$180.00**

PRESENTED &amp; RECORDED

06/20/2018 04:37:38 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3411****PG: 42 - 43**

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$180.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6843-28-4811.000

Mail after recording to: *Grantee @ Address Below*

This instrument was prepared by: CLINT CALAWAY

THIS DEED made this 20 day of JUNE, 2018 by and between**GRANTOR**

SUCCESSFUL REAL ESTATE SOLUTIONS, LLC

4330 GLENFORD DR., WINSTON SALEM, NC 27107

**GRANTEE**

LORI ANN PATTERSON

3649 CASH DR., WINSTON SALEM, NC 27107

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:

BEING KNOWN AND DESIGNATED as Lot No. 16, as shown on the Map of Cedar Springs, as recorded in Plat Book 21 at Page 143, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3286, Page 2910, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 21 Page 143 and 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:

**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.**

SUCCESSFUL REAL ESTATE SOLUTIONS, LLC \_\_\_\_\_ (SEAL)  
(ENTITY NAME)

By: Mark A. Owens Manager \_\_\_\_\_ (SEAL)  
Name: MARK, OWENS, MEMBER/MANAGER

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

\_\_\_\_\_ (SEAL)

STATE OF NORTH CAROLINA COUNTY OF FORSYTH

I, Georgia C Wood, A NOTARY PUBLIC FOR THE COUNTY OF Forsyth,  
STATE OF NC DO HEREBY CERTIFY THAT MARK OWENS, MEMBER/MANAGER OF LEDFORD  
FARMS, LLC PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF  
THE FOREGOING INSTRUMENT ON BEHALF OF THE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 20 DAY OF June, 2018.

Georgia C Wood  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-26-2019

<p>GEORGIA C. WOOD NOTARY PUBLIC Forsyth County North Carolina My Commission Expires Oct. 26, 2019</p>
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