

2018024387 00185

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$6.00

PRESENTED & RECORDED
 06/27/2018 03:07:28 PM

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

BK: RE 3412**PG: 834 - 835**

Do not write above this line

Excise Tax \$6.00	Tax Block 1213, Lot 117	Parcel ID: 6846-05-3861.00
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Mail after recording to: Grantee;

This instrument was prepared by: Stafford R. Peebles, Jr.

Brief description for the index:

Lot 117 on the plat of Bowen Tatum and Oakey Property

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made this the 21st day of June, 2018, by and between

GRANTORS	GRANTEE
Devora Green, unmarried; and Cornell C. Rice, unmarried This is not Grantors' primary residence	Chris Hall This is not Grantee'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 Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEIGN KNOWN AND DESIGNATED as Lot No. 117 on the Plat of Bowen Township and Oakey Property, recorded in Plat Book 1, page 36, Register of Deeds of Forsyth County, N.C. to which reference is hereby made for a more particular description. This plat is also labeled as Alexander Heights.

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.

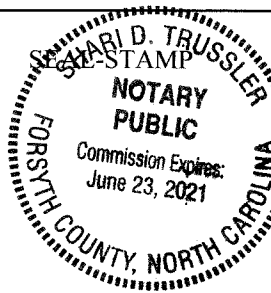
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.**

Submitted electronically by "Stafford R. Peebles, Jr., PC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

IN WITNESS WHEREOF, each individual Grantor has hereunto set his hand and adopted as his seal the word "SEAL" appearing beside or near his signature, this sealed instrument being executed and delivered on the date first above written.

Devora Green (SEAL)
Devora Green

Cornell C. Rice (SEAL)
Cornell C. Rice

	<p>STATE OF North Carolina County of Forsyth</p> <p><u>Shari D. Trussler</u>, a Notary Public of <u>Forsyth</u> County, in the State of North Carolina, do hereby certify that DEVORA GREEN and CORENLL C. RICE personally appeared before me this day, and being by me duly sworn, acknowledged the due execution of the foregoing instrument. Witness my hand and official seal the <u>21st</u> day of <u>June</u>, 2018.</p> <p>My Commission Expires: <u>6-23-2021</u> <u>Shari D. Trussler</u> Notary Public</p>
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