

**2018026863 00182**

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

07-13-2018 03:19:26 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3414**PG: 4296-4297****Original To:** *Grantee***NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$0.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6845-28-3088

Mail after recording to: **[Deed Preparation Only; No Title Examination Performed]**

This instrument was prepared by: Stephen C. Holton, Attorney, 115 W. Center Street, Lexington, NC 27292

Brief description for the Index: Lots 53,54, and 55 of Masten Park

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

GRANTOR**Kathy S. Templeton and husband, David Templeton
217 Bruce Street, Clemmons, NC 27012****GRANTEE****Richard Dale Smith, Widower
5979 Stone Bluff 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, parcel of land or condominium unit situated in _____ Township, Forsyth County, North Carolina and more particularly described as follows:

Adjoining the property of W.R Oats and lying on Gardener Street and Rankin Street and being east of the City of Winston-Salem, being known and designated as Lots Nos. 53,54, and 55 of Masten Park. For further reference see map of Masten Park as recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Map Book 2, page19.

Also see trustee's deed from W. Reade Johnson to E.H. Glass, recorded in the office of Register of Deeds of Forsyth County, in Book 423, page 302.

There is an iron stake erected at the four outer corners of the above described lots.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2261, Page 170, Forsyth County Registry.

Parcel #: 6845-28-3088

A map showing the above described property is recorded in Plat Book 2, Page 19, and referenced within this instrument.

All or a portion of the property herein conveyed ☐ 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, other than the following exceptions:

This property is conveyed subject to Restrictive Covenants of record and all easements and rights-of-way for public utilities and public roadways existing of record or located upon the premises, and applicable City and County Planning and Zoning Ordinances and Subdivision Regulations.

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

Kathy S. Templeton (SEAL)
Kathy S. Templeton

David R. Templeton (SEAL)
David Templeton

STATE OF NORTH CAROLINA – COUNTY OR CITY OF Davidson

I, the undersigned Notary Public of the County or City of Davidson and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Kathy S. Templeton and David Templeton.

Witness my hand and official stamp or seal, this the 24 day of May, 2018.

My Commission Expires 3-19-2020

Angela Marie Pappas
Notary Public

Print Notary Name: Angela Marie Pappas

