

2018028309 00083

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

\$368.00

PRESENTED & RECORDED

07/24/2018 01:52:28 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SYLVIA TILLEY

DPTY

BK: RE 3416

PG: 2198 - 2200

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$368.00

Parcel Identifier No. 5892-44-5294.00 Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Grantee 4429 Hampton Rd. Clemmons, NC 27012

This instrument was prepared by: David T. Kasper

Brief description for the Index: 4429 Hampton Road

THIS DEED made this 19th day of July, 2018, by and between

GRANTOR

GRANTEE

**MEGAN SUMMERS and husband
JEREMY SUMMERS**

CORRIE MASSEY

**Property Address: 4429 Hampton Road
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 of that certain lot, parcel of land or condominium unit situated in the City of Clemmons, Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED "EXHIBIT A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3181, page 3487.

All or a portion of the property herein conveyed does _____, does not _____ include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____, page _____.

Submitted electronically by "Heather Kiger Law PLLC"
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

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

Megan Summers (Seal)
MEGAN SUMMERS

Jeremy Summers (Seal)
JEREMY SUMMERS

State of North Carolina
County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that MEGAN SUMMERS and husband JEREMY SUMMERS 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 19th day of July, 2018.

My Commission Expires: 11/21/2022
(Affix Seal)

Melanie J. Snow
Melanie J. Snow Notary Public
Notary's Printed or Typed Name

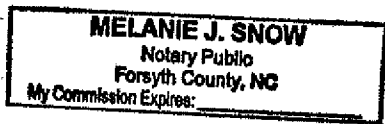


Exhibit "A"

BEGINNING at an iron located in the Eastern right-of-way line of Hampton Road (S.R. No. 3000) said iron being the Southwest corner of the property owned by Kimberly Y. Self as described in Deed recorded in Book 1659, Page 4159, Forsyth County Registry; thence from said beginning point along Self's Southern line, South 81 degrees 33' 35" East 286.73 feet to an iron in the line of the property owned by Roy Lee Cornatzer as described in Deed recorded in Book 1356, Page 1172, Forsyth County Registry; thence along Cornatzer's West line South 27 degrees 30' East 77.61 feet to an iron, the Northeast corner of property owned by S. Ray Daniels as described in Deed Recorded in Book 1643, Page 595 Forsyth County Registry; thence along Daniels' North line, North 85 degrees 38' 20" West 337.49 feet to an iron in the Eastern right-of-way line of Hampton Road (S.R. No. 3000); thence along the Eastern right-of-way line of Hampton Road (S.R. No. 3000) North 11 degrees 18' 31" East 86.95 feet to the point and place of beginning, containing 0.541 of an acre, all according to survey by Larry L. Callahan dated May 3, 1989, and being the identical property as described in Deed recorded in Book 1643, Page 593, Forsyth County Registry.