

2018028381 00155

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

\$490.00

PRESENTED & RECORDED

07/24/2018 04:19:08 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3416

PG: 2628 - 2633

Excise Tax: \$490.00

Tax Info: PIN 6875-62-1881.00 / Tax Block 5646E, Lot 092

Mail deed & tax bills to: Grantee(s) @ 915 Reynolds Price Drive, Kernersville, NC 27284

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

Lot 92 of The Authors, Section Two

NORTH CAROLINA GENERAL WARRANTY DEED

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

GRANTOR	GRANTEE
<p>JOYCE PHIFER MOORE, Exectuor of the Estate of Omega Leverne Phifer (17E2509)</p>	<p>JEFFERY C. WHITE and wife, DACKERI A. WHITE</p>
<p>Grantor Address: 8516 Evans Mill Place, Raleigh, NC 27613</p>	<p>Grantee Address: 915 Reynolds Price Drive, Kernersville, NC 27284</p>
<p>JOYCE PHIFER MOORE and husband, BRIAN MOORE</p>	
<p>Grantor Address: 8516 Evans Mill Place, Raleigh, NC 27613</p>	
<p>JOHN LINDSEY FLEMING and wife, KELLI MICHELLE FLEMING</p>	
<p>Grantor Address: 3528 E. Jameson Road, Raleigh, NC 27604</p>	
<p>LEIGH FLEMING MORRISON and husband, ROMMEL RODRIGO MORRISON</p>	
<p>Grantor Address: 5005 Winding Ridge Court, Greensboro, NC 27406</p>	

submitted electronically by "Schell Law Office, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

<p>GRANTOR</p> <p>KEVIN JASON FLEMING, unmarried</p> <p>Grantor Address: 5554 Coral Drive #108, Hawthorne, CA 90250</p> <p>RACQUEL NICHOLE PHIFER, unmarried</p> <p>Grantor Address: 1103 Hadel Place, Knightdale, NC 27545</p> <p>CHADWICK HOLMES PHIFER, unmarried</p> <p>Grantor Address: 4514 S. Danby Castle Road, Greensboro, NC 27407</p>	
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Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 92 as shown on the map of THE AUTHORS, SECTION TWO, as recorded in Plat Book 38, Page 55 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2021, Page 3495 and estate administered at File 17E2509. A map showing the above described property is recorded in Plat Book 38, Page 55.

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: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2018 AD VALOREM TAXES.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed _____ does or _____ does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

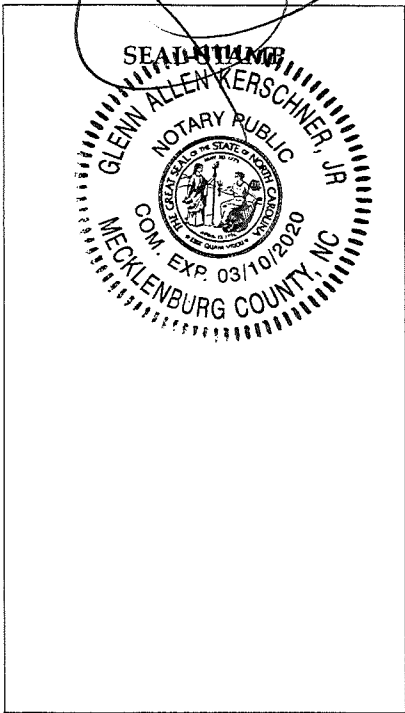
Joyce Phifer Moore (SEAL) Joyce Phifer Moore (SEAL)
JOYCE PHIFER MOORE, Executor JOYCE PHIFER MOORE

Brian Moore (SEAL) John Lindsey Fleming (SEAL)
BRIAN MOORE JOHN LINDSEY FLEMING

Kelli Michelle Fleming (SEAL) Leigh Fleming Morrison (SEAL)
KELLI MICHELLE FLEMING LEIGH FLEMING MORRISON

Rommel Rodrigo Morrison (SEAL) Kevin Jason Fleming (SEAL)
ROMMEL RODRIGO MORRISON KEVIN JASON FLEMING

Racquel Nichole Phifer (SEAL) Shadwick Holmes Phifer (SEAL)
RACQUEL NICHOLE PHIFER SHADWICK HOLMES PHIFER

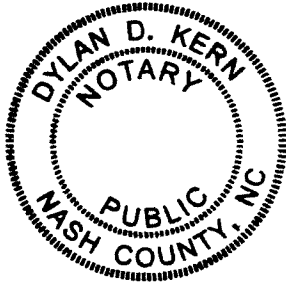


STATE OF NORTH CAROLINA, COUNTY OF Wake

I, Glenn Allen Kerschner Jr., a Notary Public for Wake County and the aforesaid State, do hereby certify that JOYCE PHIFER MOORE and BRIAN MOORE, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes and in the capacities stated therein. Witness my hand and official stamp or seal, this the 21st day of July, 2018.

Glenn Allen Kerschner Jr.
Notary Public Name: Glenn Allen Kerschner Jr.
My commission expires: 3/10/2020

SEAL-STAMP



STATE OF NORTH CAROLINA, COUNTY OF Wake

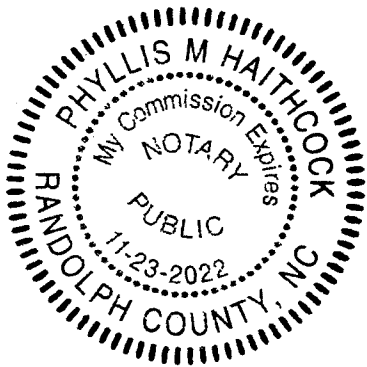
I, Dylan D Kern, a Notary Public for Wake County and the aforesaid State, do hereby certify that JOHN LINDSEY FLEMING and KELLI MICHELLE FLEMING, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes stated therein. Witness my hand and official stamp or seal, this the 21 day of July, 2018.

Dylan D Kern

Notary Public Name:

My commission expires: 03/02/2022

SEAL-STAMP



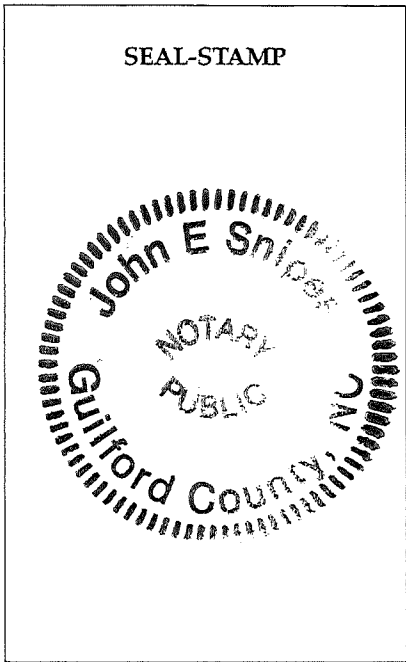
STATE OF NORTH CAROLINA, COUNTY OF Randolph

I, Phyllis M. Haithcock, a Notary Public for Randolph County and the aforesaid State, do hereby certify that LEIGH FLEMING MORRISON and ROMMEL RODRIGO MORRISON, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes stated therein. Witness my hand and official stamp or seal, this the 22 day of July, 2018.

Phyllis M. Haithcock

Notary Public Name:

My commission expires: 11-23-22



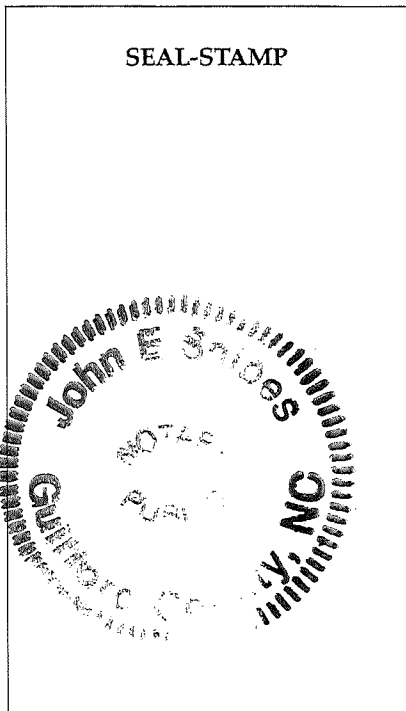
STATE OF NORTH CAROLINA, COUNTY OF Guilford

I, John E. Snipes, a Notary Public for Guilford County and the aforesaid State, do hereby certify that RACQUEL NICHOLE PHIFER, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes stated therein. Witness my hand and official stamp or seal, this the 22nd day of July, 2018.

John E. Snipes

Notary Public Name:

My commission expires: 05-28-2022



STATE OF NORTH CAROLINA, COUNTY OF Guilford

I, John E. Snipes, a Notary Public for Guilford County and the aforesaid State, do hereby certify that CHADWICK HOLMES PHIFER, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes stated therein. Witness my hand and official stamp or seal, this the 22nd day of July, 2018.

John E. Snipes

Notary Public Name:

My commission expires: 05-28-2022

SEAL-STAMP



STATE OF CALIFORNIA, COUNTY OF Los Angeles

I, Christopher Sena, a Notary Public
 for Los Angeles County and the aforesaid State, do hereby
 certify that KEVIN JASON FLEMING, either being personally known to
 me or proven by satisfactory evidence, personally appeared before me
 this day, and acknowledged the voluntary due execution of the foregoing
 instrument by him for the purposes stated therein. Witness my hand
 and official stamp or seal, this the 19 day of July, 2018.

Christopher Sena
 Notary Public Name:

My commission expires: 07/17/21