



2018032285 00132

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

08-20-2018 01:16:02 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3421

PG: 92-93

Excise Tax \$No stamps

Recording Time, Book and Page

PIN 6834-87-0644

Return to: ENV

This instrument was prepared by **Irvin R. Sink, Attorney; PO Box 743, Lexington, NC 27293**

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 6th day of August, 2018, by and between

GRANTOR

Gary H. Lomax, Trustee
Under the Gary H. Lomax Revocable
Declaration of Trust dated August 27, 2001
579 Grove Park Lane
Lexington, NC 27295

GRANTEE

Gary H. Lomax
579 Grove Park Lane
Lexington, NC 27295

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 that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot No. 196, as shown on the map of REYNOLDS PLACE, as recorded in Plat Book 1, Page 48, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more definite and particular description. Being the same property as that described in Deed Book 895, Page 211, Public Registry of Forsyth County, North Carolina.

Reference: Book 2200, page 3027, Forsyth County

The above described property is ___/ is not X (check applicable blank) the primary residence of Grantor(s).

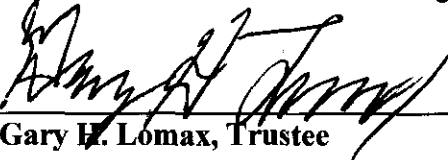
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

1. All ad valorem taxes which the grantee assumes and agrees to pay.
2. 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 any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, including existing violations of said laws, ordinances, or regulations.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be signed as of the day and year first above written.

 (SEAL)
Gary H. Lomax, Trustee


**STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON**

I certify that the following person(s) 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: **Gary H. Lomax, Trustee**

Witness my hand and seal, this the 6th day of August, 2018.

My Commission Expires:

3-26-19



NOTARY PUBLIC

