

**2018034202 00204**

FORSYTH CO. NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 08/31/2018 02:52:12 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: SANDRA YOUNG  
 DPTY

**BK: RE 3423****PG: 1121 - 1122**

Mail deed and tax bills to Grantee: **4859 Westmoreland Drive, Winston-Salem, NC 27105**

Prepared by: N. Alan Bennett (Thomas and Bennett)  
 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: NTC

Brief description: **Lot 27, Bonanza Hills**

GENERAL WARRANTY DEED

THIS DEED made this 31<sup>st</sup> day of August, 2018, by and between:

<b>GRANTOR:</b> <b>RACHEL MABE MOORE (fka Rachel Sue Mabe)</b> <b>and husband</b> <b>DAVID W. MOORE</b> Grantor address: 4859 Westmoreland Drive Winston-Salem, NC 27105	<b>GRANTEE:</b> <b>RACHEL MABE MOORE</b> <b>and husband</b> <b>DAVID W. MOORE</b> Grantee address: 4859 Westmoreland Drive Winston-Salem, NC 27105
The property conveyed does include the primary residence of the Grantor.	

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 Forsyth County, North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as **Lot 27 of Bonanza Hills**, a map and plat of which is recorded in **Plat Book 22, Page 162** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

This is part of the property as described in Book 913, Page 682, Forsyth County Registry and is designated as Tax PIN 6878-97-1269.00 (Block 5250, Lot 027) on the Forsyth County tax maps.

Property Address: **1952 Ponderosa Drive, Kernersville, NC 27051**

**Title History:** Donald Loyd Mabe and wife, Mary Elizabeth C. Mabe acquired this property by deed recorded November 15, 1965 in Deed Book 913, Page 682, Forsyth County Registry. Mary Elizabeth C. Mabe died in Forsyth County on September 28, 1993. Donald Loyd Mabe died in Forsyth County on February 11, 2007 and his Estate was administered through the Forsyth County Clerk of Courts office in CSC File #07-E-345. The Will of Donald L. Mabe devised this property to his daughter, Rachel Sue Mabe (now Rachel Mabe Moore).

**Purpose:** The purpose of this Deed is to create a tenancy by the entireties in Rachel Mabe Moore and David W. Moore.

submitted electronically by "Thomas and Bennett"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

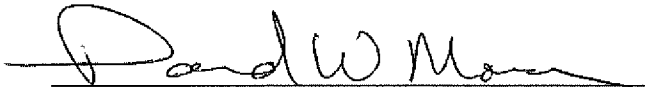
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

  
\_\_\_\_\_  
**Rachel Mabe Moore (aka Rachel Sue Mabe)** (Seal)

  
\_\_\_\_\_  
**David W. Moore** (Seal)

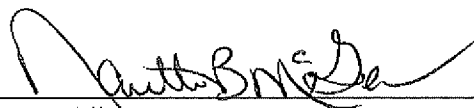
North Carolina, Forsyth County

I 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:

**Rachel Mabe Moore and David W. Moore**

August 31, 2018

Place notary seal below this line:

  
\_\_\_\_\_  
Notary Public – Nanette B. McGee

NANETTE B. MCGEE  
Notary Public - North Carolina  
Guilford County

My Commission Expires: September 24, 2020