

2018038354 00113

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$312.00

PRESENTED & RECORDED

10/03/2018 03:26:30 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3427**PG: 4168 - 4170****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$312.00Parcel Identifier No.: 6805-62-9112.000 Verified By: _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: GOINS LAW, 3723 Apple Orchard Cove, High Point, NC 27245This instrument was prepared by: Jason Goins, Attorney-at-LawBrief description for the Index: Lot 45, Block B, Country Club Hills PB12-173THIS DEED made this 3rd day of October, 2018, by and between

GRANTOR	GRANTEE
SARAH ELIZABETH LEWIS (Unmarried) Address: 5433 Bridle Ridge Drive <i>330 Village Crossing Ln.</i> Pfafftown, NC 27040 <i>APT. H</i> <i>Winston-Salem, NC 27104</i>	JOHN A. RUSSO, JR. And wife, SHELBY RUSSO Property Address: 290 Tipperary Lane Winston-Salem, NC 27104

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 situated in the City of _____, _____ Township, **Forsyth** County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

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

The property herein above described was acquired by Grantor by instrument recorded in Book 3332, Page 624.

A map showing the above described property is recorded in Plat Book 12, Page 173.

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:

Any easements, restrictions or rights of way of record.

2018 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand the day and year first above written.

 (SEAL)
 Sarah Elizabeth Lewis

____ (SEAL)

STATE OF NORTH CAROLINA, COUNTY OF Bullock

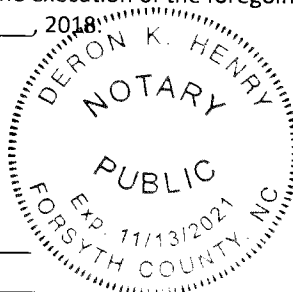
I, the undersigned, a Notary Public of the state and county aforesaid, certify that **Sarah Elizabeth Lewis** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 3rd day of _____

Dezsa, 2018:

[NOTARY SEAL]

My Commission Expires:

11/13/2021



Print Name: Deron K. Henry

STATE OF NORTH CAROLINA, COUNTY OF _____

I, the undersigned, a Notary Public of the state and county aforesaid, certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this _____ day of _____, 2018.

[NOTARY SEAL]

My Commission Expires:

Print Name: _____

Exhibit "A"

Legal Description

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

BEING KNOWN AND DESIGNATED as Lot 45, Block B, Country Club Hills, as shown on the Plat recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 12, Page 173, reference to which is hereby made for a more particular description.

Property Address: 290 Tipperary Lane
Winston-Salem, NC 27104