

2018039315 00113
 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$225.00
 PRESENTED & RECORDED
 10/10/2018 02:11:27 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: SANDRA YOUNG
 DPTY
BK: RE 3428
PG: 4021 - 4022

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 225.00

Parcel Identifier No.: 6846-70-5724.00 (Block 2201, Lots 032 & 033)
 Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104
 Mail tax bills to Grantee: 4074 Ivy Bluff Trail, Winston-Salem, NC 27106
 This instrument was prepared by: T. Thomas Kangur, Jr.
 Brief description for the Index: Lots 32 and 33, Sam Fulp Property

THIS DEED made this 4th day of October, 2018, by and between,

GRANTOR	GRANTEE
ELONNA TOLMIE (unmarried) Mailing Address:	MARLON RICHARDS and wife, ALCIA DELANEY EDWARDS-RICHARDS Mailing Address: 4074 Ivy Bluff Trail, Winston-Salem, NC 27106

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

Being known and designated as Lot Nos. 32 and 33, as shown on the map of Sam Fulp Property as recorded in Plat Book 6, Page 95, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 3644 Denver Street, Winston-Salem, NC 27101

The property does include the primary residence of the Grantor.


The property hereinabove described was acquired by Grantor by instruments recorded in Book 3362, Page 3311, Forsyth County Registry. A map showing the above described property is recorded in Plat Book 6, Page 95.

Submitted electronically by "Kangur & Porter, LLP"
 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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

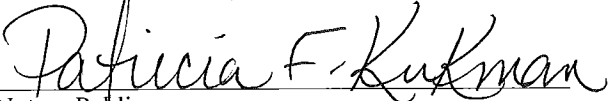
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)
Elonna Tolmie

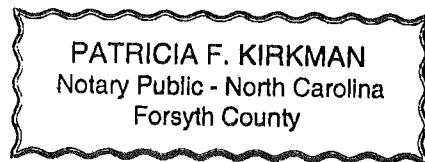
State of North Carolina, County of Forsyth

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 herein and in the capacity indicated: **Elonna Tolmie**

Date: 10/4/18


Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 4-29-19