

2018042610 00063
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$459.00
PRESENTED & RECORDED
11/02/2018 12:03:25 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY
BK: RE 3432
PG: 3043 - 3045

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$459.00

Tax Parcel Identification Number: 5892-05-8033.000

This instrument was prepared by: Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to: 130 Saxby Court, Clemmons, NC 27012

Property Address: 130 Saxby Court, Clemmons, NC 27012

Brief description for the Index: 0.62625 acres, Saxby Court

THIS DEED made this 1st day of November, 2018 by and between

GRANTOR

MARVIN A. JAMES and wife,
MICHELLE G. JAMES

4236 Gardenspring Drive
Clemmons, NC 27012

GRANTEE

RONALD JEFF GALLAGHER and wife,
BRITTANY MICHELLE WATKINS

130 Saxby Court
Clemmons, NC 27012

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 County of **FORSYTH**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference, see the deed recorded in Book 2065, Page 965, Forsyth County Registry.

THIS IS ✓ OR IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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 easements and restrictions of record, if any; and 2018 property taxes.

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

[Signature]
MARVIN A. JAMES

(SEAL)

[Signature]
MICHELLE G. JAMES

(SEAL)

STATE OF NC

COUNTY OF Forsyth

I, Sandra Lee Peduto, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Marvin A. James and wife, Michelle G. James, either being personally known to me or proven by satisfactory evidence (said evidence being NC DL), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 1st day of November, 2018.

[Signature]
Notary Public
Name: Sandra Lee Peduto
My Commission Expires: April 22, 2023

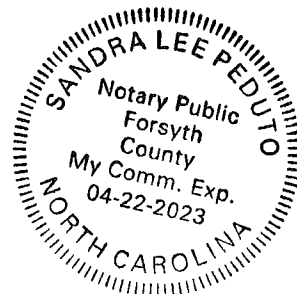


EXHIBIT "A"
PROPERTY DESCRIPTION

Beginning at an existing iron pin located at a point in the southern right of way line of Saxby Court, with said point also being the northeast corner of Lot 95 on the Map of Clemmons West, Section One, as recorded in Plat Book 25 Page 142 in the Office of the Register of Deeds of Forsyth County, North Carolina; continuing from said point of beginning along a curve to the left North 52° 32' 34" East, with said curve having a chord call of 35.25 feet, a radius of 45.00 feet, and an arc of 36.22 feet, to an existing iron pin; continuing thence South 53° 04' 50" East 208.19 feet to an existing iron pin; continuing thence South 06° 45' 59" East 87.00 feet to an existing iron pin, said iron pin being the northeast corner of Lot 100 on the Map of Clemmons West, Section One, as recorded in Plat Book 25 Page 142 in the Office of the Register of Deeds of Forsyth County, North Carolina; continuing thence South 82° 44' 06" West 115.00 feet to an existing iron pin; continuing thence North 78° 10' 57" West 40.04 feet to an existing iron pin, said iron pin being the southeast corner of Lot 95 on the Map of Clemmons West, Section One, as recorded in Plat Book 25, Page 142 in the Office of the Register of Deeds of Forsyth County, North Carolina; continuing thence North 14° 40' 20" West 202.98 feet, to an existing iron pin, with said iron pin being the point and place of beginning.

This legal description describes a parcel of property approximately 0.62625 acres in size as reflected in that survey prepared for Mr. Marvin A. James and wife, Michelle G. James, by Thomas A. Riccio & Associates dated April 26, 1999. The property is also known and designated as Tax Block 4208A Tax Lot 94A, Forsyth County Tax Registry; having a street address of 130 Saxby Court, Clemmons, Forsyth County, North Carolina 27407.