

**2018044041 00074**

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

**\$404.00**

PRESENTED &amp; RECORDED

11/14/2018 11:47:50 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SYLVIA TILLEY

DPTY

**BK: RE 3434****PG: 678 - 680****GENERAL WARRANTY DEED**Excise Tax: \$404.00Tax Parcel ID No. 6825-52-8117.000 Verified by \_\_\_\_\_ County \_\_\_\_\_  
on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ By: \_\_\_\_\_Mail/Box to: GranteeThis instrument was prepared by: Thomas G. Jacobs, Attorney

Brief description for the Index: \_\_\_\_\_

THIS DEED, made this the 13 day of November, 2018, by and between**GRANTOR:**Jay A. Wentworth and wife, Nancy W. Wellswhose mailing address is 211 Jericho Road, Hillsborough, NC 27278(herein referred to collectively as **Grantor**) and**GRANTEE:** Ashley Lyn Petracco, unmarried and Jonathan Millen Schmoehl, unmarriedwhose mailing address is 1831 W. Academy Street, Winston-Salem, NC 27103(herein referred to collectively as **Grantee**) and*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]***WITNESSETH:**

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit ASaid property having been previously conveyed to Grantor by instrument(s) recorded in Book 2955, Page 3721, and being reflected on plat(s) recorded in Map/Plat Book \_\_\_\_\_, page/slide \_\_\_\_\_.All or a portion of the property herein conveyed x includes or \_\_\_\_\_ does not include the primary residence of a Grantor.**TO HAVE AND TO HOLD** unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.Submitted electronically by "Law Office of Thomas G. Jacobs"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

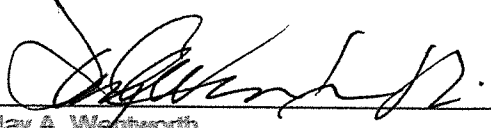
And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

 (SEAL)  
Jay A. Wentworth

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

 (SEAL)  
Nancy W. Wells

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

State of North Carolina  
County of Orange

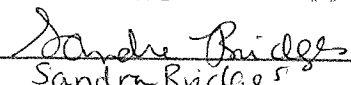
(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Jay A. Wentworth and Nancy W. Wells

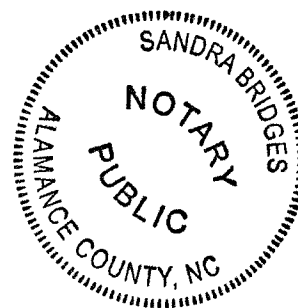
\_\_\_\_\_  
[insert name(s) of principal(s)].

Date: 11-13-18

  
Sandra Bridges Notary Public  
Notary's Printed or Typed Name

My Commission Expires:

May 6, 2022



State of \_\_\_\_\_  
County of \_\_\_\_\_

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

\_\_\_\_\_  
[insert name(s) of principal(s)].

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

My Commission Expires:

\_\_\_\_\_

**Exhibit A**

**BEGINNING** at an iron stake in the northern right-of-way line of Academy Street, said iron stake marking the southwest corner of Tax Lot 107, Block 1052 as described in Deed Book 1362, Page 469; thence from said beginning point and with the northern right-of-way line of Academy Street South 84 degrees 00 minutes West 55.90 feet to an iron stake; thence North 2 degrees 09 West 236.94 feet to an iron stake; thence North 85° 50' East 55.44 feet to an iron stake in the west line of Tax Lot 107; thence with the western line of said Tax Lot 107 South 2 degrees 14 minutes East 235.15 feet to an iron stake, the point and place of **BEGINNING**, and being the identical property described in deed recorded in Book 2167 at Page 3453, Forsyth County Registry.