

2018046751 00057FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$278.00**

PRESENTED & RECORDED

12/06/2018 11:52:34 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3437**PG: 1815 - 1816****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$278.00

Parcel Identifier: 6882-76-0347.000 Verified by _____ County on the ____ day of _____, 20____
By: _____Mail/Box to: Roberson Haworth & Reese, PLLC, PO Box 1550, High Point, NC 27261
This instrument was prepared by: Elizabeth M. Koonce, a licensed North Carolina Attorney
Brief description for the Index: Lot No. 2, Sec. 1, Block A Cedarwood Hills, Plat Book 23, Page 47

THIS DEED made this 27th day of November, 2018, by and between

GRANTOR	GRANTEE
VIKKI DEE AUMAN PLANCHE and husband, JAMES M. PLANCHE	JOANNA R. PAYNE, unmarried
1945 Racquet Club Circle Lawrenceville, GA 30043	114 Cedarwood Trail High Point, NC 27265

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

Lot No. 2, Section 1, Block A, of the Cedarwood Hills Subdivision, a plat of which is recorded in Plat Book 23, Page 47, in the Office of the Register of Deeds for Forsyth County, North Carolina.

The above described property () does/ (X) does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1300, Page 52 and 17-E-388.

The map showing the above described property is recorded in Plat Book 23, Page 47.

Submitted electronically by "Roberson, Haworth & Reese, PLLC"
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:

RIGHTS OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, AND TO AD VALOREM TAXES.

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

Vikki Dee Auman Planche (SEAL)
VIKKI DEE AUMAN PLANCHE

James M. Planche (SEAL)
JAMES M. PLANCHE

State of Georgia
County of Gwinnett

I, Smita Brahmabhatt, a Notary Public of Gwinnett County and State aforesaid do hereby certify that the following person(s) who is/are known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day, acknowledging to me that he/she /they voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated:

VIKKI DEE AUMAN PLANCHE
JAMES M. PLANCHE

Date: 11-29-2018

Brahmbhatt
Notary Public

SMITA BRAHMBHATT
Notary's Printed or Typed Name

My commission expires: March 15 2020

(Official/Notarial Seal)

