

2019000553 00097FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$258.00**

PRESENTED & RECORDED

01/07/2019 02:23:59 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3441**PG: 1674 - 1676**

Excise Tax: \$258.00

Tax Info: PIN 6887-96-0312.00 / Tax Block 5414, Lot 032

Mail deed & tax bills to: Grantee(s) @ 8760 Chestnut Wood Drive, Kernersville, NC 27284

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 1 day of January, 2019 by and between

GRANTOR	GRANTEE
LYNN C. HENEKS, widow Grantor Address: 8760 Chestnut Wood Drive Kernersville, NC 27284	ROBIN C. SMITH Grantee Address: 8760 Chestnut Wood Drive Kernersville, NC 27284

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., 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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2412, Page 3949. A map showing the above described property is recorded in Plat Book 28, Page 17.

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: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2019 AD VALOREM TAXES.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed X does or _____ does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

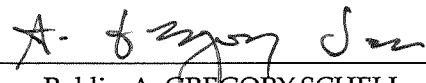
 (SEAL)
LYNN C. HENEKS

SEAL-STAMP

A. GREGORY SCHELL
Notary Public, North Carolina
Forsyth County
My Commission Expires
September 27, 2019

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, A. GREGORY SCHELL, a Notary Public for the aforesaid County and State, do hereby certify that LYNN C. HENEKS, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes stated therein. Witness my hand and official stamp or seal, this the 7 day of January, 2019.


Notary Public: A. GREGORY SCHELL
Commission expires: 9/27/19

EXHBIT A**TRACT ONE:**

BEING KNOWN AND DESIGNATED as Lot Number 32, as shown on the plat entitled BETHEL FOREST, as recorded in Plat Book 28, page 19, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Being the same property in all respects as that conveyed in Deed Book 1230, page 75, Forsyth County Registry.

TRACT TWO:

BEGINNING at an iron stake, said iron stake marking the Southeast corner of the Raymond R. Heneks Property as described in Deed Book 1230 at page 78; thence from said Beginning point running on a new line in Pridgen Property South 05° 24' 46" West 161.50 feet to an iron stake; thence on a new line in Pridgen Property North 85° 00' 43" West 133.87 feet to an iron stake in the line of Whicker et al property; thence with the Whicker line North 04° 48' 04" East 161.80 feet to a stone; thence South 84° 53' East 135.60 feet to the iron stake marking the point and place of BEGINNING, containing 0.500 acres, more or less, according to a survey prepared by Larry L. Callahan, RLS, dated August 25, 1981. Being the same property in all respects as that conveyed in Deed Book 1345, page 1224, Forsyth County Registry.

FOR FURTHER REFERENCE this is that same property described in deeds recorded at Book 2412, Page 3949 and Book 1916, Page 1136 in the office of the Register of Deeds of Forsyth County, North Carolina and is currently designated as PIN 6887-96-0312.00 and Tax Block 5414, Lot 032 in the office of the Forsyth County Tax Assessor.

