

2019006509 00076FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$651.00**

PRESENTED & RECORDED

02/25/2019 01:47:27 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3447**PG: 2107 - 2109****NORTH CAROLINA GENERAL WARRANTY DEED**\$651.00

Parcel Identifier No.: 6875-63-9153.00 (Block 5646E, Lot 019)

Return after recording to: Box 7

Mail tax bills to Grantee: 245 Lee Smith Lane Kernersville, NC 27284

This instrument was prepared by: D. Barrett Burge

Brief description for the Index: Lot 19 The Authors, Section Four

THIS DEED made this 25th day of February, 2019, by and between,

GRANTOR	GRANTEE
<p style="text-align: center;">JOSEPH E. EDWARDS, JR. And wife, PAMELA D. EDWARDS (a/k/a Pame D. Edwards)</p>	<p style="text-align: center;">DAVID A. THOMAS And wife, KATHY K. THOMAS Mailing Address: 245 Lee Smith Lane Kernersville, NC 27284</p>

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

BEING KNOWN AND DESIGNATED as Lit 19 as shown on the plat entitled The Authors, Section Four, plat of which is recorded in the Register of Deeds Office, Forsyth County, North Carolina in Plat Book 41, Page 20, to which reference is hereby made for a more particular description.

Property Address: 245 Lee Smith Lane Kernersville, NC 27284

Tax Identification: 6875-63-9153.00 (Block 5646E, Lot 019)

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does does not include the primary residence of the Grantor(s).The property hereinabove described was acquired in Book 3111 Page 3437 Forsyth County Registry
A map showing the above described property is recorded in Plat Book 41 Page 20submitted electronically by "D. Barrett Burge"
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.

Joseph E. Edwards, Jr. (SEAL)
Joseph E. Edwards, Jr.

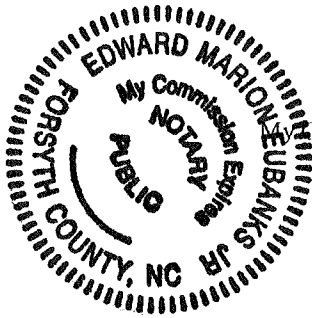
Pamela D. Edwards (SEAL)
Pamela D. Edwards

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: Joseph E. Edwards, Jr. and wife, Pamela D. Edwards

Date: 2/13/19

Edward Marion Eubanks Jr.
Notary Public



Commission Expires: 7/8/22

Edward MARION Eubanks Jr.
printed or typed name of notary public

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