

2019008945 00047

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$320.00

PRESENTED & RECORDED

03/15/2019 10:28:30 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3450

PG: 600 - 602

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 320.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6876-93-6803.000

Mail after recording to: GRANTEE @ ADDRESS BELOW

This instrument was prepared by: CLINT CALAWAY

THIS DEED made this 13th day of MARCH 2019 by and between

GRANTOR

**BARBARA M. KANE and husband,
DAVID N. KANE**
1143 CHESTNUT OAK LANE
DUGSPUR, VA 24325

GRANTEE

TYLER JOHNSTON
111 TILLEYS GROVE DRIVE
KERNERSVILLE, NC 27284

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 and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Submitted electronically by "Law office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3273, Page 2117, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 64, Page 89, and referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:
Subject to easements, rights-of-way, restrictions of record, if any, and ad valorem taxes for 2019 prorated at closing

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 officer(s), the day and year first above written.

(ENTITY NAME)

Barbara M Kane (SEAL)
BARBARA M. KANE

By: _____
Title: _____

David N Kane (SEAL)
DAVID N. KANE

By: _____
Title: _____

(SEAL)

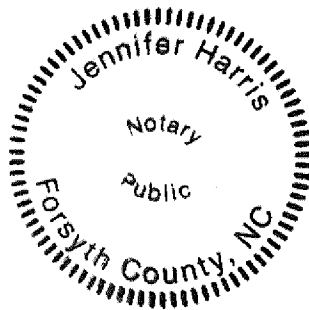
STATE OF NC

COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he signed the foregoing document: BARBARA M. KANE and DAVID N. KANE: Witness my hand and official stamp or seal, this the 13th day of March, 2019.

My Commission Expires: 7-14-23

Jennifer Harris
Notary Public
Print Notary Name: Jennifer Harris



ATTACHMENT

BEING KNOWN AND DESIGNATED AS LOT 51, FINAL PLAT OF MCCONNELL II - BUILDING 10, RE-DIVISION OF PHASE 4B, PLAT BOOK 64, PAGE 89, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.