

2019010153 00070

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

\$318.00

PRESENTED & RECORDED

03/25/2019 12:19:39 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS

ASST

BK: RE 3451

PG: 2397 - 2399

This instrument drafted by:

Darren S. Cranfill Attorney at Law, PLLC

After recording, mail to:

Grantee @ 3721 Hawkedale Drive
Winston-Salem, NC 27106

Sale of Grantors Primary

Residence? yes

Property Address: 3721 Hawkedale Drive
Winston-Salem, NC 27106

Grantors Address: 2 Galleria Court
Greensboro, NC 27410

Tax Parcel Number: 6807-64-7768.000 - Revenue Stamps: \$ 318.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this the 25th day of March, 2019, by **Jennifer Feltis (fka Jennifer Kane) and husband, Jason Feltis ("Grantor")** to **Andre Thomas Calas, Jr. (single) ("Grantee")**.

WITNESSETH:

That the said Grantor in consideration of ten dollars and other valuable consideration to them paid by the said Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the said Grantee, their heirs and assigns, a tract or parcel of land in the County of **Forsyth** and State of North Carolina, and bounded as follows:

SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED BY REFERENCE AS IF SET FORTH FULLY HEREIN.

This property was conveyed to the Grantor in Deed 2900, Page 4241, Forsyth County Registry.

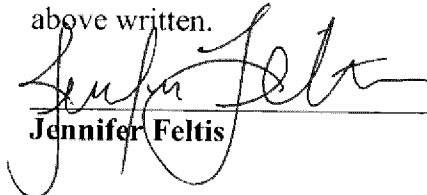
The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine feminine or neuter as required by context.

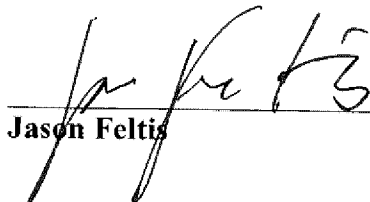
To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee and their heirs and assigns forever.

And the said Grantor does covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances; and that they will warrant and defend the said title to the same against the claims of all persons whatsoever.

SUBJECT, HOWEVER, to easements and restrictions of record and 2019 property taxes pro-rated to date of closing.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hands the date first above written.

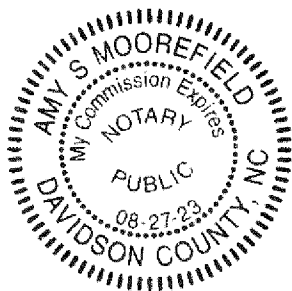
 (SEAL)
Jennifer Feltis

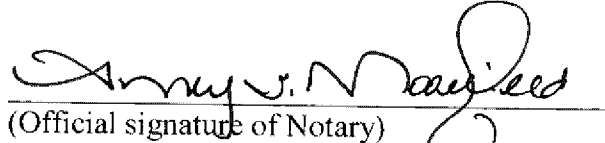
 (SEAL)
Jason Feltis

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, Amy S. Moorefield, the undersigned, a Notary Public of the State of North Carolina, County of Davidson do hereby certify that on the 25th day of March, 2019, before me personally appeared **Jennifer Feltis and husband, Jason Feltis**, who proved to me by satisfactory evidence to be the person(s) who signed the forgoing document and acknowledged to me that they signed it voluntarily for its stated purpose.

Witness my hand and official seal, this 25th day of March, 2019.




(Official signature of Notary)

Amy S. Moorefield
(Notary's printed or typed name)

My commission expires: 8.27.2023

Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot No. 34 as shown on the Map of Forsyth Forest, as recorded in Plat Book 21, Page 49, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.