

2019011789 00003

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

\$430.00
PRESENTED & RECORDED

04/04/2019 08:06:31 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS
ASST

BK: RE 3453

PG: 1825 - 1826

Excise Tax: \$430

Parcel Identifier No.: 6865-70-5081.00

Property Address: 1584 Jubilee Trail, Kernersville, NC 27284

Mail future tax bills to: Grantee at 1584 Jubilee Trail, Kernersville, NC 27284

Mail Deed to: Grantee at 1584 Jubilee Trail, Kernersville, NC 27284

This instrument was prepared by: Harold R. Crews, Attorney at Law (Title Search Neither Requested Nor Performed)

Lot 114, Sedge Lake Garden, Sec. 1

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made the 28 day of March 2019 by and between

GRANTOR

**Matthew Kyle Tucker and spouse,
Emma Craven Tucker
881 Morris Road
Winston-Salem, NC 27101**

GRANTEE

**Kasey Kanfer, Debra W. Dykes,* and
Julius A. Dykes
1584 Jubilee Trail
Kernersville, NC 27284**

*aka Debra S. Wingfield-Dykes

(tenants with right of survivorship)

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

BEING KNOWN AND DESIGNATED as Lot 114, Sedge Lake Garden, Section 1, a plat of which is recorded in Plat Book 32, Page 2, 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 conveyed to Grantor by that Deed recorded in Deed Book 3276, Page 305.

The property being conveyed does _____ include the primary residence of at least one Grantor (Per NCGS Section 105-317.2).

Submitted electronically by "Moss Woods 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 except for the exceptions hereinafter stated.

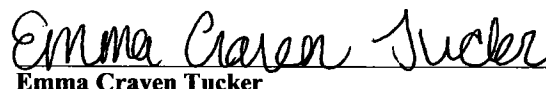
Title to the property hereinabove described is subject to the following exceptions:

EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

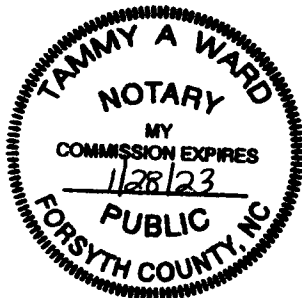
2019 AD VALOREM TAXES.

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.

 (Seal)
Matthew Kyle Tucker

 (Seal)
Emma Craven Tucker

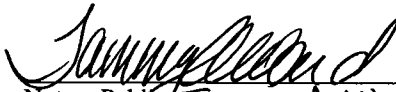
SEAL-STAMP



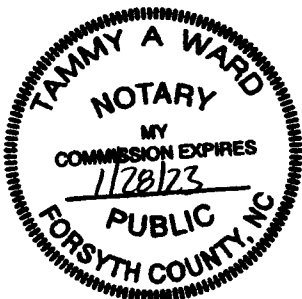
State of North Carolina, County of Forsyth

I, Tammy A. Ward, a Notary Public for Forsyth County, North Carolina, do hereby certify that Matthew Kyle Tucker, 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 him or her for the purposes stated therein.

Witness my hand and official stamp or seal, this the 28 day of March 2019.


Notary Public: Tammy A. Ward
My commission expires: 1/28/23

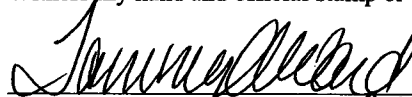
SEAL-STAMP



State of North Carolina, County of Forsyth

I, Tammy A. Ward, a Notary Public for Forsyth County, North Carolina, do hereby certify that Emma Craven Tucker, 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 him or her for the purposes stated therein.

Witness my hand and official stamp or seal, this the 28 day of March 2019.


Notary Public: Tammy A. Ward
My commission expires: 1/28/23