


2019012708 00061

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$330.00

 PRESENTED & RECORDED:
04-10-2019 11:30:22 AM

 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3454
PG: 1442-1444

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$330.00

Tax Parcel Identification Number: 6897-07-2689.00

This instrument was prepared by: Philip E. Searcy, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. **DOCUMENT PREPARATION ONLY – NO TITLE SEARCH REQUESTED NOR PERFORMED**

Return to: Grantees @ 2808 Bobby Lane, Kernersville, North Carolina 27284

Property address: 2808 Bobby Lane, Kernersville, North Carolina 27284

Brief description for the Index:

 THIS DEED made this 5th day of APRIL, 2019 by and between

GRANTOR

**KATHRYN BEESON HAMM and spouse,
MATTHEW DWAYNE HAMM**

GRANTEE

ADAM B. MOORE
 2808 Bobby Lane
 Kernersville, North Carolina 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 situated in the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 14 of Dwiggin Hills, a map and plat of which is recorded in Plat Book 20, Page 58, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

For back title reference, see the deed recorded in Book 2971 Page 1617, Forsyth County Registry.

THIS ✓ IS IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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 easements and restrictions of record, if any; and 2019 property taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Kathryn Beeson Hamm (SEAL)
KATHRYN BEESON HAMM

Matthew Dwayne Hamm (SEAL)
MATTHEW DWAYNE HAMM

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Lekisa M. Simpson, a Notary Public for the County of Guilford and State of North Carolina, do hereby certify KATHRYN BEESON HAMM and spouse, MATTHEW DWAYNE HAMM, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 5th day of APRIL, 2019.

Lekisa M. Simpson
Notary Public

Name: Lekisa M. Simpson

My Commission Expires: 04/25/2023



EXHIBIT "A"
PROPERTY DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot 14 of Dwiggins Hills, a map and plat of which is recorded in Plat Book 20, Page 58, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.