

**2019020005 00182**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$292.00**

PRESENTED &amp; RECORDED

05/29/2019 03:05:08 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

**BK: RE 3462****PG: 3360 - 3361****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$292.00

Parcel Identifier No.: 5897-54-1795.00 (Block 4634B, Lot 069)

Return after recording to: Kangur &amp; Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 4610 Beagle Run Lane, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr.

Brief description for the Index: Lot 69, Salem West, Section 3

THIS DEED made this 28th day of May, 2019, by and between,

<b>GRANTOR</b>	<b>GRANTEE</b>
<b>CRYSTAL D. SIMMONS</b> (unmarried)	<b>MICHAEL J. VAN ZILE and wife,</b> <b>GAIL VAN ZILE</b>
Mailing Address: 5024 Wyngate Village, Winston-Salem, NC 27103	Mailing Address: 4610 Beagle Run Lane, Winston-Salem, NC 27106

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 No. 69, as shown on the map of SALEM WEST, SECTION 3, as recorded in Plat Book 29, Page 143, in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

Property Address: 2495 Mount Salem Road, Pfafftown, NC 27040

**The property does include the primary residence of the Grantor.**

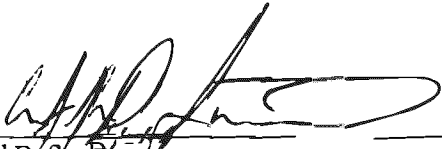
The property hereinabove described was acquired by Grantor by instruments recorded in Book 2720, Page 2333, Forsyth County Registry. A map showing the above described property is recorded in Plat Book 29, Page 143.

submitted electronically by "Kangur & Porter, LLP"  
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.**

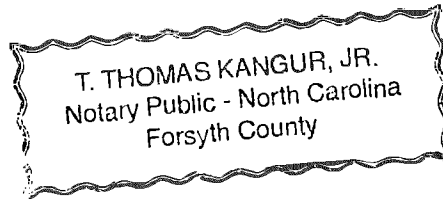
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

  
\_\_\_\_\_  
Crystal D. Simmons (SEAL)

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: **Crystal D. Simmons.**

Date: 5/28/19



T. Thomas Kangur, Jr.  
Notary Public

T. Thomas Kangur, Jr.  
printed or typed name of notary public

My Commission Expires: 6/12/22