

2019020967 00148

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

\$693.00

PRESENTED & RECORDED

06/04/2019 03:20:09 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SYLVIA TILLEY

DPTY

BK: RE 3463

PG: 4367 - 4369

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$693.00

Tax Parcel Identification Number: 5892-08-1095.000

This instrument was prepared by: Julian P. Robb, 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.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to: 2880 Gray Moss Drive, Clemmons, NC 27012

Property Address: 2880 Gray Moss Drive, Clemmons, NC 27012

Brief description for the Index: Lot 15, Doublegate, Section 2

THIS DEED made this 17 day of May, 2019 by and between

GRANTOR

ANDREW T. PIETRUSZKA and wife,
SARAH TURNER PIETRUSZKA

563 E. 8TH Ave.
Salt Lake City, UT 84103

GRANTEE

LARRY ALLEN RIDER, II and wife,
DIANA SHOAF RIDER

2880 Gray Moss Drive
Clemmons, NC 27012

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:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

submitted electronically by "Craige Jenkins Liipfert & walker LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title reference, see the deed recorded in Book 3408 Page 584, Forsyth County Registry.

THIS IS OR 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.

[Signature] (SEAL)
ANDREW T. PIETRUSZKA

[Signature] (SEAL)
SARAH TURNER PIETRUSZKA

STATE OF North Carolina

COUNTY OF Forsyth

I, Ailee Ballard, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Andrew T. Pietruszka and Sarah Turner Pietruszka either being personally known to me or proven by satisfactory evidence (said evidence being drivers license), 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 17 day of May, 2019.

[Signature]
Notary Public
Name: Ailee Ballard
My Commission Expires: 12-20-2022

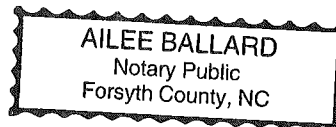


EXHIBIT "A"
PROPERTY DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot 15 as shown on the map of Doublegate, Section 2, which map is recorded in Plat Book 38, Page 12, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.