

2019027352 00170
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$380.00
PRESENTED & RECORDED
07/15/2019 03:33:38 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST
BK: RE 3471
PG: 1005 - 1007

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$380.00

PIN: 4429 Hampton Road, Clemmons, NC 27012

Mail/Box to: Grantee: 4429 Hampton Road, Clemmons, NC 27012

This instrument was prepared by: T. Dan Womble, Attorney at Law

Brief description for the index: 0.541 acres +/- 4429 Hampton Road, Clemmons, NC 27012

THIS DEED made this 13 day of July, 2019 by and between

GRANTOR	GRANTEE
<p>Corrie Massey (single) 6255 Towncenter Drive #637 Clemmons, NC 27012</p>	<p>Tufail Shahen Khajawa Syed and wife, Khadijah Maimoonah Adam 4429 Hampton Road Clemmons, NC 27012</p>

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

See Exhibit "A" attached hereto.

Property address: 4429 Hampton Road, Clemmons, NC 27012

All or a portion of the property herein conveyed x includes or does not include the primary residence of a Grantor.

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: easements and restrictions of record, if any; violated zoning ordinances, if any. 2019 taxes are to be pro-rated.

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

Corrie Massey (SEAL)
Corrie Massey

State of N.C. - County of FORSYTH

I, the undersigned Notary Public of the County of FORSYTH and State aforesaid, certify Corrie Massey personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 13th day of July, 2019.

My Commission Expires: 2-13-2022
(Affix Seal)

VICTOR BRAGMAN Notary Public
Notary's Printed or Typed Name

Victor Bragman
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires 2/13/2022

Exhibit "A"

BEGINNING at an iron located in the Eastern right-of-way line of Hampton Road (S.R. No. 3000) said iron being the Southwest corner of the property owned by Kimberly Y. Self as described in Deed recorded in Book 1659, Page 4159, Forsyth County Registry; thence from said beginning point along Self's Southern line, South 81 degrees 33' 35" East 286.73 feet to an iron in the line of the property owned by Roy Lee Cornatzer as described in Deed recorded in Book 1356, Page 1172, Forsyth County Registry; thence along Cornatzer's West line South 27 degrees 30' East 77.61 feet to an iron, the Northeast corner of property owned by S. Ray Daniels as described in Deed Recorded in Book 1643, Page 595 Forsyth County Registry; thence along Daniels' North line, North 85 degrees 38' 20" West 337.49 feet to an iron in the Eastern right-of-way line of Hampton Road (S.R. No. 3000); thence along the Eastern right-of-way line of Hampton Road (S.R. No. 3000) North 11 degrees 18' 31" East 86.95 feet to the point and place of beginning, containing 0.541 of an acre, all according to survey by Larry L. Callahan dated May 3, 1989, and being the identical property as described in Deed recorded in Book 1643, Page 593, Forsyth County Registry.

Address: 4429 Hampton Road, Clemmons, NC