

2019030438 00138

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$240.00

PRESENTED & RECORDED
 08/02/2019 12:52:19 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: EVELYN R. DIXON
 DPTY

BK: RE 3474
PG: 3186 - 3187

NORTH CAROLINA GENERAL WARRANTY DEED

\$240.00

Parcel Identifier No 5892-16-1871.00 (Block 4208D Lot 009)

Return after recording to: Box 144

Mail tax bills to Grantee : 5875 Poplar Lane, Pfafftown, NC 27040

This instrument was prepared by: Robert W. Porter, Attorney

Brief description for the Index Lot 9 Middlebrook, Section 1

THIS DEED made this 30TH day of JULY, 2019, by and between,

GRANTOR	GRANTEE
DAVID L. MASSEY (widower)	CROSS COUNTRY PROPERTIES, LLC Mailing Address: 5875 Poplar Lane, Pfafftown, NC 27040

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 9, Map of Middlebrook, Section 1, recorded in Plat Book 26 Page 60 in the Office of the Register of Deeds of Forsyth County, North Carolina, which map reference is hereby made for a more particular description.

Parcel Identifier No: 5892-16-1871.00 (Block 4208D Lot 009)

Property Address: 3100 Middlebrook Dr. Clemmons, NC 27012

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does ☒ , does not ☐ include the primary residence of the Grantor(s).

The property hereinabove described was acquired in Book 1234, Page 522 Forsyth County Registry
 A map showing the above described property is recorded in Plat Book 26, Page 60

Submitted electronically by "Kangur & Porter"
 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.

David L. Massey (SEAL)
David L. Massey (widower)

State 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: **David L. Massey (widower)**

Date: 7-30-19

Jessica N. Wallace
Notary Public

My Commission Expires: 9/9/2020

Jessica N. Wallace
printed or typed name of notary public

