

2019032684 00176

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$311.00
 PRESENTED & RECORDED
 08/19/2019 02:04:57 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS
 ASST

BK: RE 3477**PG: 1175 - 1176****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$311.00

Parcel Identifier No. 5897-45-6061

Mail/Box to: Grantee: _____

This instrument was prepared by: Moss Woods PLLC (Jason Moss)

Brief description for the Index: _____

THIS DEED made this 15 day of August, 2019, by and between**GRANTOR****GRANTEE**

Equity Trust Company Custodian
 FBO 200250712 IRA

Michael K. Surratt

2668 S. Stratford Road
 Winston Salem, NC 27103

5308 Westrock Drive
 Pfafftown, NC 27040

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 City of Pfafftown, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

Being all of Lot 50 of Salem West, Section 2, as shown on the plat recorded in Plat Book 28, Page 196, in the Office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3449 page 1115.

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

A map showing the above described property is recorded in Plat Book 28 page 196.

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:

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

Equity Trust Company Custodian FBO 200250712 IRA

(Entity Name)

By: RCC

RACHEL CAIN

Print/Type Name & Title: Corporate Alternate Signer

State of Ohio

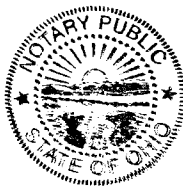
County of Cuyahoga

I, Paula Neuhoft, a Notary Public of the above state and county, certify that RACHEL CAIN in his/her capacity as duly authorized Corporate Alternate Signer of Equity Trust Company Custodian FBO 200250712 IRA personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by my through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers or signed the above document while in my physical presence, and while being personally observed by me doing so.

Date: 8/13/19

Paula Neuhoft
Notary Public

My Commission Expires: _____



PAULA NEUHOFF
Notary Public, State of Ohio
My Commission Expires
October 14, 2020