

**2019033696 00143**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$281.00**  
 PRESENTED & RECORDED  
 08/26/2019 03:08:15 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: SANDRA YOUNG  
 DPTY

**BK: RE 3478**  
**PG: 2195 - 2197**

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$281.00

Parcel Identifier No. 6857-42-2292

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee at: 4771 Plata Dr, W-3, NC 27101

**This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.**

Brief description for the Index: Metes/Bounds, Forsyth County, North Carolina.

THIS DEED made this 23<sup>rd</sup> day of August, 2019, by and between

GRANTOR	GRANTEE
<b>STEVEN B. STEELE AND WIFE LESVIA STEELE</b>  <b>FORWARDING ADDRESS: <u>4931 SEBANIA COURT</u> <u>WALNUT COVE, NC 27052</u></b>	<b>GARRETT TYLER WILLIAM LARUE</b>  <b>PROPERTY ADDRESS: <u>4771 PLATA DRIVE</u> <u>WINSTON SALEM, NC 27101</u></b>
PROPERTY ADDRESS IS <input checked="" type="checkbox"/> IS NOT _____ GRANTOR'S PRIMARY RESIDENCE	

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:

**SEE EXHIBIT "A"**  
**ATTACHED**

Submitted electronically by "Heather Kiger Law PLLC"  
 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, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2019 and subsequent years.

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

Steven B. Steele (SEAL)  
**STEVEN B. STEELE**

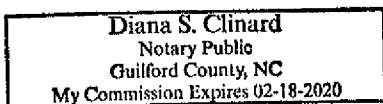
Lesvia Steele (SEAL)  
**LESVIA STEELE**

State of North Carolina County of Forsyth

I, Diana S. Clinard, a Notary Public of Guilford County, State of North Carolina, certify that **STEVEN B. STEELE** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 23<sup>rd</sup> day of August, 2019.

(SEAL)



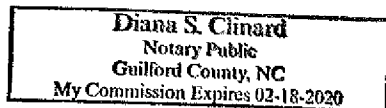
Diana S. Clinard Notary Public  
My Commission Expires: 2/18/20

State of North Carolina - County of Forsyth

I, Diana S. Clinard, a Notary Public of Guilford County, State of North Carolina, certify that **LESVIA STEELE** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 23<sup>rd</sup> day of August, 2019.

(SEAL)



Diana S. Clinard Notary Public  
My Commission Expires: 2/18/20

**EXHIBIT "A"**

*BEGINNING at an iron stake in the east right of way line of Plata Drive, said iron stake marking the northwest corner of the Jaynes property as described in Deed Book 993, page 594 from said beginning point and running with the right of way line of Plata Drive North 14 deg. 06' East 100.0 feet to an iron stake; thence South 75 deg. 58' East 205.71 feet to an iron stake; thence South 10 deg. 14' West 100.0 feet to an iron stake; thence North 76 deg. 03' West 213.51 feet to the iron stake marking the point and place of beginning, according to a survey by Daniel L. Donathan, R.L.S. dated August 23, 1988.*

*Together with access over and across the easement described on Schedule "A" to Deed recorded in Book 1044, page 782.*