

2019036785 00275

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

\$77.00

PRESENTED & RECORDED

09/16/2019 04:23:17 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3482

PG: 528 - 530

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$77.00

Parcel Identifier No. 6848-40-0501.000

Verified by _____ County on the ____ day of _____, 20__

By:

Mail to: Coltrane Grubbs Orenstein, PLLC, P.O. Box 1062, Kernersville, NC 27285-1062

Prepared by: Jason T. Grubbs, a North Carolina licensed attorney, for Coltrane Grubbs Orenstein, PLLC.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Lot No. 38 - North Daisy Development

THIS DEED made the 16th day of September, 2019, by and between

GRANTOR	GRANTEE
<p>Jeffrey R. Peoples and wife, Mary Peoples</p> <p>Grantor Address: 1993 Piney Grove Road Kernersville, NC 27284</p>	<p>Michele Davey</p> <p>Grantee & Property Address: 4921 Manning Street Winston-Salem, NC 27105</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 remised and released and does grant, bargain, sell and convey unto the Grantee in fee simple to Grantee, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference.

The property described herein was acquired by Grantor by instrument recorded in Book 2281, Page 4521, Forsyth County Registry.

submitted electronically by "Coltrane Grubbs Orenstein, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

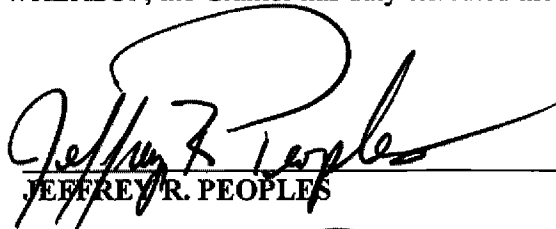
All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

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:

Subject to easements, rights of way, and other restrictions of record.

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



JEFFREY R. PEOPLES (SEAL)

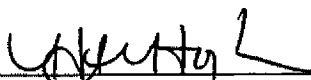


MARY PEOPLES (SEAL)

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of Forsyth County, North Carolina, certify that JEFFREY R. PEOPLES personally appeared before me this day and having first provided me with satisfactory proof of his identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 16th day of September, 2019.

HEATHER HOPKINS
Notary Public - North Carolina
Forsyth County
My Commission Expires December 30, 2019

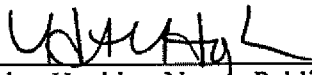


Heather Hopkins, Notary Public
My Commission Expires: December 30, 2019.

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of Forsyth County, North Carolina, certify that MARY PEOPLES personally appeared before me this day and having first provided me with satisfactory proof of his identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 16th day of September, 2019.

HEATHER HOPKINS
Notary Public - North Carolina
Forsyth County
My Commission Expires December 30, 2019



Heather Hopkins, Notary Public
My Commission Expires: December 30, 2019.

EXHIBIT "A"
Property of Michele Davey
4921 Manning Street

Being known and designated as Lot No. 38, as shown on the map of North Daisy Development, as recorded in Plat Book 3, Page 54A, in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

The subject property is the same as that property described in Deed Book 2281, Page 4521, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6848-40-0501.000 on the Forsyth County Tax Maps.