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FORSYTH CO. NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX **\$233.00** PRESENTED & RECORDED 09/26/2019 02:42:43 PM **LYNNE JOHNSON** REGISTER OF DEEDS BY: EVELYN R. DIXON DPTY

BK: RE 3484 PG: 397 - 399

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 233.00

Parcel Identifier Number: 6846-96-3165 Tax ID or Block & Lot: BLOCK 3216D LOT 016

Mail/Box to: Grantee at 1900 Gaston St., Winston Salem, NC 27103

This instrument prepared by: The Elam Law Firm PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot 16, Section 3 of Silver Chalice

## THIS DEED made this August 26, 2019 by and between

GRANTOR	GRANTEE
Rodney W. Brewington	Marku Real Estate LLC
and spouse,	
Leslie Brewington	
Grantor Address:	Buyer Address:
65 Lakewood View	1900 Gaston St.
Sanford, NC 27332	Winston Salem, NC 27103
	Property Address:
	3785 Crusade Drive
	Winston Salem, NC 27101

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 or near the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

Submitted electronically by "The Elam Law Firm PLLC/Innovative Closing Solutions PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

BEING KNOWN AND DESIGNATED AS Lot 16 Silver Chalice, Section 3, a map and plat of which is recorded in Plat Book 38, Page 179, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

This is the same property as described in Book 1698, Page 3594, Forsyth County Registry and is designated as Block 3216D, Lot 016 on the Forsyth County tax maps.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3082, Page 3937.

A map showing the above described property is recorded in Plat Book 38, Page 179.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: 2018 Ad Valore Taxes are paid in the amount of \$1699.71 and that Deed Trust assumed by Grantol recorded in Book 3083, Page 3939.

THIS PROPERTY | DOES | DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Kahej W. Krwmg (SEA)
Rodney W. Brewington

Jarlio (, Koring) (SEA

**Leslie Brewington** 

STATE OF NORTH CAROLINA, COUNTY OF <u>Lumberlan</u>	
I, the undersigned Notary Public of the aforesaid State and Rodney W. Brewington and spouse, Leslie Brewington per	sonally appeared before me this date and
acknowledged the execution of the foregoing instrument than and notarial seal this the Almand and notarial seal this the	for the purposes therein expressed. Witness my
My Commission Expires: $\frac{11/28/21}{}$	Carlette to Jones
	Notary Public