

2019039352 00040

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$202.00

PRESENTED & RECORDED

10/02/2019 09:06:08 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3485**PG: 1052 - 1053**

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: \$202.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6843-25-5285.000

Mail after recording to: GRANTEE AT ADDRESS BELOW

This instrument was prepared by: CLINT CALAWAY

THIS DEED made this 1st day of OCTOBER 2019 by and between

GRANTOR

STEPHEN CAMPBELL, unmarried
 136 WILLOW BEND DRIVE
 KING, NC 27021

GRANTEE

PATRICIA WILES, unmarried
 3668 CASH DRIVE
 WINSTON SALEM, NC 27107

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 and more particularly described as follows:

BEGINNING AT AN EXISTING IRON PIPE LOCATED IN THE EASTERN RIGHT OF WAY OF CASH DRIVE, SAID PIPE ALSO MARKING THE NORTHWEST CORNER OF LOT 112 (LAMEETH, BOOK 1434, PAGE 1864) AND LYING NORTH 20-47-57 EAST 115.67 FEET FROM THE CENTERLINE OF NEVA LANE, AND CONTINUING ALONG THE EASTERN RIGHT OF WAY OF CASH DRIVE NORTH 05-39-57 EAST FOR A DISTANCE OF 76.73 FEET TO AN EXISTING IRON PIPE MARKING THE SOUTHWEST CORNER OF LOT 113 (HOLBROOK, BOOK 1442, PAGE 1483); THENCE CONTINUING SOUTH 82-12-05 EAST FOR A DISTANCE OF 285.67 FEET TO AN EXISTING IRON PIPE, THE SOUTHEAST CORNER OF LOT 113; THENCE CONTINUING SOUTH 03-34-46 W. FOR A DISTANCE OF 65.19 FEET TO AN EXISTING IRON PIPE, THE NORTHEAST CORNER OF LOT 112; THENCE CONTINUING NORTH 84-31-27 WEST FOR A DISTANCE OF 287.85 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING APPROXIMATELY 0.47 ACRES, AS SHOWN ON A SURVEY PREPARED BY PHILLIP R. BALL, R.L.S. (JOB NO. 1S-2101), DATED JULY 12, 1996.

Submitted electronically by "Law Office of Clint Calaway"
 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 hereinabove described was acquired by Grantor by instrument recorded in Book 3376, Page 2796 FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book --, Page -- and referenced within this instrument.

The above described property ☒ does ☐ does not include the primary residence of the 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

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 officer(s), the day and year first above written.

(ENTITY NAME)

Stephen Campbell (SEAL)
STEPHEN CAMPBELL

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

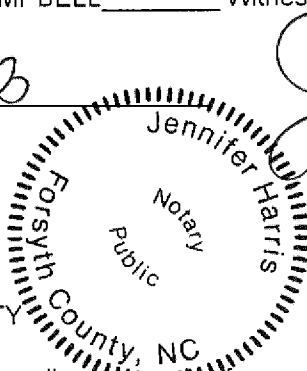
(SEAL)

(SEAL)

NORTH CAROLINA Forsyth COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: STEPHEN CAMPBELL Witness my hand and official stamp or seal, this the 1st day of October, 2019.

My Commission Expires: 7-14-23



Jennifer Harris
Notary Public

Print Notary Name: Jennifer Harris

NORTH CAROLINA _____ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____ Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

Print Notary Name: _____