

**2019041018 00006**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$260.00**  
 PRESENTED & RECORDED  
 10/14/2019 08:10:25 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: SANDRA YOUNG  
 DPTY

**BK: RE 3487**  
**PG: 1204 - 1206**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: **\$260.00**

Parcel Identifier No. 6854-14-7891.00

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

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

Mail/Box to: Grantee at: \_\_\_\_\_

This instrument was prepared by: Heather Kiger Law, PLLC

No title

Brief description for the Index:  
 \_\_\_\_\_

THIS DEED made this 10<sup>th</sup> day of \_\_\_\_\_ October \_\_\_\_\_, 2019, by and between

GRANTOR	GRANTEE
<p><b>WANDA N. WILSON, Widow</b></p> <p>FORWARDING ADDRESS:</p> <p>PROPERTY ADDRESS IS ___ IS NOT <u>X</u>                      GRANTOR'S PRIMARY RESIDENCE</p>	<p><b>MARKU REAL ESTATE, LLC, a                      North Carolina Limited Liability                      Company</b></p> <p>PROPERTY ADDRESS:</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 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**

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.

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.

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.

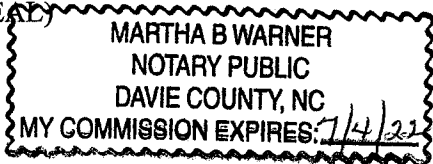
Wanda N. Wilson (SEAL)  
WANDA N. WILSON

State of NORTH CAROLINA County of Forsyth

I, MARTHA B. WARNER, a Notary Public of DAVIE County, State of North Carolina, certify that **WANDA N. WILSON** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 10 day of October, 2019.

(SEAL)



Martha B. Warner Notary Public  
My Commission Expires: July 4, 2022

## EXHIBIT "A"

Beginning at an iron, said iron being located in the southwestern corner of a tract of land conveyed to Steven C. Kelley by deed recorded in Deed Book 1325, page 215, Forsyth County Registry; said iron also being located in the western line of property owned by Relco Construction Company and in the middle of a ten foot drainage and utility easement; running thence from said point of beginning S. 85° 47' 27" E. 85 feet to a point, said point being located in the middle of a thirty foot access and utility easement; thence with the middle of said thirty foot access and utility easement S. 04° 12' 33" W. 133.80 feet to a point, said point being located in the middle of a thirty foot access and utility easement; running thence with the middle of said thirty foot access and utility easement N. 88° 50' 05" W. 85.12 feet to a point, said point located in the middle of a thirty foot access and utility easement; running thence N. 04° 12' 33" E. 133.32 feet to an iron, the point and place of beginning, all according to a survey prepared by Harris B. Gupton, R.L.S.

This conveyance is made subject to restrictions, easements and rights of way of record including but not limited to, a non-exclusive access and utilities easement as shown on that map recorded in Plat Book 27, page 192, Forsyth County Registry, reference to which is hereby made for a more particular description.