

2019043789 00012FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$338.00PRESENTED & RECORDED
10/31/2019 08:29:35 AMLYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY**BK: RE 3490****PG: 2224 - 2225****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$338.00****Tax Parcel Identification Number: 6876-93-7683.000****This instrument was prepared by: Philip E. Searcy, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.****Return to: Grantees @ 104 Davis Meadows Road, Kernersville, North Carolina 27284****Property address: 104 Davis Meadows Road, Kernersville, North Carolina 27284****Brief description for the Index: Lot 39, McConnell II, Plat Book 66, Page 34**

THIS DEED made this 30th day of OCTOBER, 2019 by and between**GRANTOR****THEODORE K. SIMMONS and wife,
VALERIA R. SIMMONS
2312 Faircloth Way
High Point, NC 27265-8218****GRANTEE****GWENDOLYN COLLINS SMITH and spouse,
LEROY STEVENS SMITH, JR.
104 Davis Meadows Road
Kernersville, North Carolina 27284**

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 the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 39, McConnell II, Building II, Building 4E, Building 7, Plat Book 66, Page 34, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

submitted electronically by "Craig Jenkins Liipfert & Walker LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

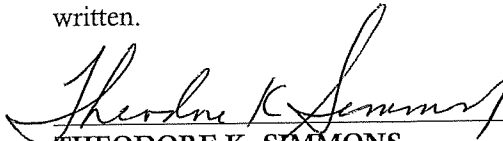
For back title reference, see the deed recorded in Book 3406 Page 444, Forsyth County Registry.

THIS IS IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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 and restrictions of record, if any; and property taxes.

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

 (SEAL)
THEODORE K. SIMMONS

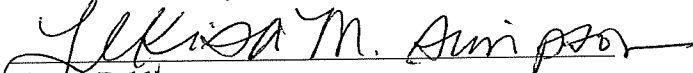
 (SEAL)
VALERIA R. SIMMONS

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Lekisa M. Simpson, a Notary Public for the County of Guilford and State of North Carolina, do hereby certify **THEODORE K. SIMMONS and wife, VALERIA R. SIMMONS**, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 30th day of October, 2019.



Notary Public
Name: LEKISA M. SIMPSON
My Commission Expires: 4/25/2023

