

2019046146 00065

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$376.00

PRESENTED & RECORDED
11/15/2019 11:26:15 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: EVELYN R. DIXON
DPTY

BK: RE 3493
PG: 1302 - 1304

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax \$376.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6807-65-8053.000

Mail after recording to: GRANTEE @ ADDRESS BELOW

This instrument was prepared by: CLINT CALAWAY-, A LICENSED NORTH CAROLINA ATTORNEY. DELIQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSMENT OF CLOSING PROCEEDS

THIS DEED made this 14th day of NOVEMBER 2019 by and between

GRANTOR

NICOLE BETZNER-TABOR (fka NICOLE L. BETZNER) AND SPOUSE, DIAHANN BETZNER-TABOR
803 BRAEHILL BLVD.
WINSTON SALEM, NC 27104

GRANTEE

BEVERLY SCALES GARNER
4315 ROSEBRIAR LANE
WINSTON SALEM, NC 27106

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:

SEE ATTACHED LEGAL DESCRIPTION

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 3010, Page 3463, 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.

[Signature] (SEAL)
NICOLE BETZNER-TABOR
[Signature] (SEAL)
DIAHANN BETZNER-TABOR

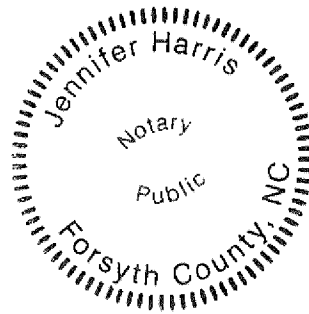
State of NC County of Forsyth

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 NICOLE BETZNER-TABOR.

Date: 11-14-19 *[Signature]*
Notary Public

My Commission Expires: 7-14-23

(Affix Official/Notarial Seal)



State of NC County of Forsyth

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 DIAHANN BETZNER-TABOR

Date: 11-14-19 *[Signature]*
Notary Public

My Commission Expires: 7-14-23

(Affix Official/Notarial Seal)

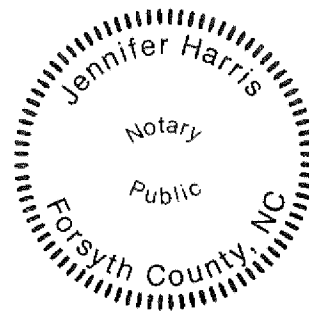


EXHIBIT "A"

BEGINNING AT AN EXISTING REBAR IN THE WESTERN 60-FOOT RIGHT OF WAY OF ROSEBRIAR LANE, SAID REBAR BEING THE NORTHEASTERN CORNER OF THE PROPERTY DEEDED TO MICHAEL B. BUCKETT AND WIFE IN DEED BOOK 2536 AT PAGE 1553 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA; RUNNING THENCE N 83° 45' 05" W 205.68 FEET TO AN EXISTING IRON PIN; RUNNING THENCE N 06° 01' 36" E 99.08 FEET TO AN EXISTING IRON PIN; RUNNING THENCE S 83° 14' 48" E 205.54 FEET TO AN EXISTING IRON PIN IN THE WESTERN 60-FOOT RIGHT OF WAY OF ROSEBRIAR LANE; RUNNING THENCE WITH THE AFORESAID RIGHT OF WAY S 05° 56' 23" W A CHORD DISTANCE OF 97.27 FEET TO THE POINT AND BLACE OF BEGINNING AND BEING A LOT CONSISTING OF 0.46173 ACRE, MORE OF LESS. ALSO BEING KNOWN AS TAX PARCEL 6807-65-8053, TAX LOT 095E ON THE FORSYTH COUNTY TAX MAPS, AS PRESENTLY CONSTITUTED. ALL ACCORDING TO A SURVEY BY THOMAS A. RICCIO, PLS, DRAWING NUMBER 19342, PREPARED FOR BEVERLY S. GARNER AND DATED 10/29/2019.

PROPERTY ADDRESS: 4315 ROSEBRIAR LANE, WINSTON-SALEM, NC 27106