

2020008197 00243

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

\$328.00

PRESENTED & RECORDED

02/27/2020 04:29:47 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3510

PG: 1317 - 1321

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$328.00 Recording Time, Book and Page
Parcel Identifier No. 5897-45-6061.000
Mail after recording to: McGuire & McGuire, P.O. Box 67, Thomasville, NC 27361
This instrument was prepared by: Mark L. McGuire, Attorney at Law

THIS DEED made this the 24th day of February, 2020, by and between

GRANTOR

Michael K. Surratt, unmarried

Mailing Address: 1990 Spruce Street, Denver, CO 80220

GRANTEE

Chase Ferrell and wife, Hannah Ferrell

Mailing Address: 5308 West Rock Drive, Pfafftown, NC 27040

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 Vienna Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto

submitted electronically by "Mark L. McGuire, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3477, Page 1175, Forsyth County Registry.

All or a portion of the property herein conveyed xx includes or does not include the primary residence of a 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:

Power, telephone and utility, and drainage easements of record or those visible upon the ground, if any; Restrictions of record

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

Michael K. Surratt (SEAL)
Michael K. Surratt

State of Colorado
County of Denver

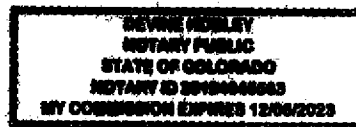
I, the undersigned Notary Public of the County and State aforesaid, certify that the following person(s) appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Michael K. Surratt

Witness my hand and Notarial stamp or seal this 24th day of February, 2020.

Devine Hobley
Notary Public

Devine Hobley
Typed or Printed Name of Notary Public



My Commission Expires: 12-6-2023

DEPARTMENT OF REVENUE
DIVISION OF STATE TAXES
STATE OF IOWA
IOWA COMMISSIONERS OF REVENUE

EXHIBIT "A"

BEING all of Lot 50 of SALEM WEST, Section 2, as shown on the plat recorded in Plat Book 28 at Page 196 in the Office of the Register of Deeds of Forsyth County, North Carolina.