

2020010404 00127
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$13.00
PRESENTED & RECORDED
03/12/2020 03:08:21 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST
BK: RE 3513
PG: 120 - 122

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$13.00

Tax Parcel Identification Number: 6846-95-5116.000

This instrument was prepared by: Julian P. Robb, 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: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to: 5009 Beatties Ford Road, Suite 107-237, Charlotte, NC 28216

Property Address: 3673 Turret Court, Winston-Salem, NC 27101

Brief description for the Index: Lot 89, Silver Chalice, Section 4

THIS DEED made this 2nd day of March, 2020 by and between

GRANTOR

SHELBY JEAN DONATHAN, Unmarried

3305 Hickory Tree Road, Apt. 112
Winston-Salem, NC 27127

GRANTEE

STEPHENS GRAMLING, LLC, a
North Carolina Limited Liability Company

5009 Beatties Ford Road, Suite 107-237
Charlotte, NC 28216

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:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference, see the deed recorded in Book 3088, Page 159, Forsyth County Registry.
submitted electronically by "Craige 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.

THIS IS _____ OR 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 2020 property taxes.

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

Shelby Jean Donathan (SEAL)
SHELBY JEAN DONATHAN

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Darlene S. Rierson, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Shelby Jean Donathan, either being personally known to me or proven by satisfactory evidence (said evidence being NCDL), 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 2nd day of March, 2020.

Darlene S. Rierson
Notary Public
Name: Darlene S. Rierson
My Commission Expires: 12/26/2020

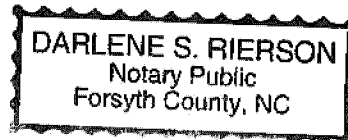


EXHIBIT "A"
PROPERTY DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot 89, as shown on the plat of Silver Chalice, Section 4, as recorded in Plat Book 40, Page 179, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat reference is hereby made for a more particular description.