

2020039311 00185

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$450.00

PRESENTED & RECORDED
09/04/2020 03:41:13 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY

BK: RE 3549
PG: 4091 - 4093

GENERAL WARRANTY DEED

Excise Tax: \$450.00

Tax Parcel ID No. 6813-93-7053.000 Verified by _____ County
on the ____ day of _____, 20__ By: _____

Mail/Box to: _____

This instrument was prepared by: **Thomas G. Jacobs, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**

Brief description for the Index: _____

THIS DEED, made this the 3 day of September, 2020, by and between

GRANTOR: David C. Rehder and wife, Margaret Rehder
whose mailing address is _____ R.
(herein referred to collectively as **Grantor**) and

GRANTEE: Douglas D. and Lydia U. Brendle Investment, LLC
whose mailing address is 1933 Lake Drive, Winston-Salem, NC 27127
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 1264, Page 729, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.

All or a portion of the property herein conveyed x includes or _____ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: _____ (SEAL)
Print/Type Name & Title: _____
David C. Rehder

By: _____ (SEAL)
Print/Type Name & Title: _____
Margaret Rehder

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

State of North Carolina
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:

David C. Rehder and Margaret Rehder
_____ [insert name(s) of principal(s)].

Date: 9-3-2020
Cheryl L Folds
Cheryl L Folds Notary Public
Notary's Printed or Typed Name

My Commission Expires:
10-15-20

(Official/Notarial Seal)



State of _____
County of _____

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:

_____ [insert name(s) of principal(s)].

Date: _____
_____ Notary Public
Notary's Printed or Typed Name

My Commission Expires:

(Official/Notarial Seal)

EXHIBIT "A"

BEGINNING at an iron stake, said iron stake being the southwestern corner of Lot No. 12 as shown on the Map of Lakewood Estates recorded in Plat Book 16, at page 137, in the Office of the Register of Deeds of Forsyth County, North Carolina; running thence along the western boundary of Lot No. 12 and the eastern boundary of a 20 feet dedicated drive North $01^{\circ} 54'$ East 249.94 feet to an iron stake, being the northwest corner of Lot No. 12; thence South $83^{\circ} 47'$ East 100.11 feet along the northern boundary of Lot No. 12 to an iron stake; thence South $00^{\circ} 11'$ West 109.91 feet to an iron stake; thence South $03^{\circ} 38'$ West 140.64 feet to an iron stake in the right of way line on the north side of Lake Drive; thence North $83^{\circ} 28'$ West 99.60 feet along the right of way line on the north side of Lake Drive to the point and place of Beginning; same being the western portion of Lot No. 12 as shown on the Map of Lakewood Estates, recorded in Plat Book 16, at page 137, in the Forsyth County, North Carolina Registry.

ALSO INCLUDING that portion of an unnamed alley off of Lake Drive as described and conveyed in the Resolution Ordering the Closing and Abandonment of an Unnamed Alley Off of Lake Drive, recorded on 08/16/2019 in Book 3477, Page 35, Forsyth County Registry.

SAVE AND EXCEPT the land described in the deed recorded in Book 3494, Page 620, Forsyth County Registry.