

**2017025351 00187**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$128.00**

PRESENTED &amp; RECORDED

06/27/2017 04:46:44 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3354****PG: 3973 - 3974****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$128.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee; PO Box 2534 Kernersville NC 27285

This instrument was prepared by: Donato Law, PC, 2016-A New Garden Road, Greensboro, NC 27410

Brief description for the Index: LOT 3 &amp; 4,

THIS DEED made this 26th day of June, 2017, by and betweenGRANTOR  
Laura Coltrane Smith, unmarried  
Forwarding Address;  
P.O.Box 1272  
Kernersville, NC 27285GRANTEE  
I 40 Union Cross, LLC, .  
Old North State Trust, LLC as  
Qualified Intermediary  
Property Address;  
130 West Mountain Street  
Kernersville, NC 27284

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Kernersville, \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT 3 (2,067 SQUARE FEET BEING 0.047 ACRES) AND LOT 4 (2,084 SQUARE FEET BEING 0.048 ACRES) OF THE G.S. COLTRANE, SR. ESTATE A MAP AND PLAT OF WHICH IS RECORDED IN PLAT BOOK 54 AT PAGE 32 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2809 page 1889.All or a portion of the property herein conveyed    includes or X does not include the primary residence of a Grantor.A map showing the above described property is recorded in Plat Book 54 page 32.

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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:

All easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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

By: \_\_\_\_\_ (Entity Name) \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_  
 By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_  
 By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_  
 By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_

*Laura Coltrane Smith* (SEAL)  
 Print/Type Name: Laura Coltrane Smith  
 \_\_\_\_\_ (SEAL)  
 Print/Type Name: \_\_\_\_\_  
 \_\_\_\_\_ (SEAL)  
 Print/Type Name: \_\_\_\_\_  
 \_\_\_\_\_ (SEAL)  
 Print/Type Name: \_\_\_\_\_

State of North Carolina - County or City of Forsyth

I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that  
Laura Coltrane Smith, unmarried personally appeared before me this day and acknowledged the due  
 execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 26th day of  
June, 2017.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal)

*Anthony P. Donato*  
 \_\_\_\_\_ Notary Public  
 Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that  
 \_\_\_\_\_ personally appeared before me this day and acknowledged the due  
 execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of  
 \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal)

\_\_\_\_\_  
 \_\_\_\_\_ Notary Public  
 Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that  
 \_\_\_\_\_ personally came before me this day and acknowledged that  
 \_\_\_\_\_ he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or  
 \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the  
 inapplicable), and that by authority duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its  
 behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal)

\_\_\_\_\_  
 \_\_\_\_\_ Notary Public  
 Notary's Printed or Typed Name