


2014004661 00120

 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$244.00

 PRESENTED & RECORDED:
02-07-2014 01:32:35 PM

 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: GAIL K PARHAM
 DPTY

BK: RE 3165
PG: 4043-4044

NORTH CAROLINA
GENERAL WARRANTY DEED

 Excise Tax: \$244.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6804-36-0185.00

 Mail after recording to: Box 24

This instrument was prepared by:

THIS DEED made this 7 day of February, 2014 by and between

GRANTOR

 CANDY SWIFT fka CANDY KENNEDY SAUNDERS and husband, ROBERT SWIFT
 1096 CORNER ROAD
 PINNACLE, NC 27043

GRANTEE

 O & E Real Estate 3, LLC
 4771 KENNINGTON TERRACE CT.
 WINSTON SALEM, NC 27103
 PROPERTY ADDRESS: 4745 LANCASTER PARK DRIVE, UNIT H18, WINSTON SALEM, NC
 27103

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:

**BEING KNOWN AND DESIGNATED AS LOT 018 and 018H IN PHASE I OF
 TATTON PARK TOWNHOMES AS RECORDED IN PLAT BOOK 44 AT PAGE 72
 AND BOOK 45 AT PAGE 119, IN THE OFFICE OF THE REGISTER OF DEEDS
 OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY
 MADE FOR A MORE PARTICULAR DESCRIPTION.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2963, Page 1423, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 45, Page 119, and referenced within this instrument. ALSO SEE PLAT BOOK 44, PAGE 72.

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.

(ENTITY NAME)

Candy Swift (SEAL)
CANDY SWIFT

By: _____

Title: _____

Robert Swift (SEAL)
ROBERT SWIFT

By: _____

Title: _____

(SEAL)

(SEAL)

NORTH CAROLINA Forsyth COUNTY

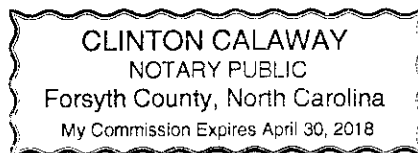
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: CANDY SWIFT AND ROBERT SWIFT

1 day of February, 2014.

My Commission Expires: 4/30/18

[Signature]
Notary Public

Print Notary Name: _____



NORTH CAROLINA _____ COUNTY

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: _____

Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

Print Notary Name: _____