**2017025351 00187**
FORSYTH CO. NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
**$128.00**
PRESENTED & 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 & 4,

THIS DEED made this 26th day of June, 2017, by and between

| GRANTOR | GRANTEE |
|---|---|
| Laura Coltrane Smith, unmarried<br>Forwarding Address;<br>P.O.Box 1272<br>Kernersville, NC 27285 | I 40 Union Cross, LLC, .<br>Old North State Trust, LLC as<br>Qualified Intermidiary<br>Property Address;<br>130 West Mountain Street<br>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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Submitted electronically by "Donato Law, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

| | |
|---|---|
| _____ (Entity Name) | Laura Coltrane Smith (SEAL) |
| By: _____ | Print/Type Name: Laura Coltrane Smith, |
| Print/Type Name & Title: _____ | _____ (SEAL) |
| | Print/Type Name: _____ |
| By: _____ | _____ (SEAL) |
| Print/Type Name & Title: _____ | Print/Type Name: _____ |
| By: _____ | _____ (SEAL) |
| Print/Type Name & Title: _____ | Print/Type Name: _____ |

PUBLIC GUILFORD COUNTY NC ANTHONY P. DONATO NOTARY My Comm. Expires March 25, 2018

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, 20 17.

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



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