

2019022733 00138FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$427.00**

PRESENTED & RECORDED

06/14/2019 01:56:22 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3465**PG: 4272 - 4273**Drawn by: George S. Thomas, Bailey & Thomas, P.A., P.O. Box 52, Winston-Salem, NC 27102**NO TITLE SEARCH REQUESTED OR PERFORMED**

Mail After Recording To: Grantee at address below

Revenue Stamps \$ 427.00**GRANTOR DID NOT RESIDE IN THIS PROPERTY.****WARRANTY DEED**THIS DEED made this 11th day of June, 2019 by and between**GRANTOR****Ronald Gray Hester, unmarried**
4412 Edgar Street
Winston-Salem, NC 27107**GRANTEE****James Sebastian Xavier and wife,**
Rachell Ann Xavier
5271 Yadkinville Road
Pfafftown, NC 27040

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 Forsyth County, North Carolina and more particularly described as follows:

PIN: 5897-36-3004

Address: 5271 Yadkinville Road, Pfafftown, NC 27040

All that parcel of land in Forsyth County, State of North Carolina, as more fully described in Deed Book 1717 Page 539, ID# 4633 003 being known and designated as Lots 3 and 4, Bradley Cornatzer Property, filed in Plat Book 13, Page 230.

Property Address: 5271 Yadkinville Rd, Pfafftown, NC 27040

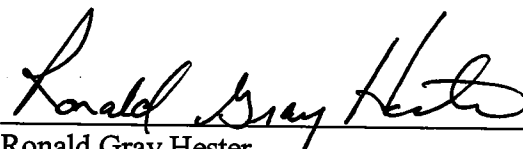
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

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.

This conveyance is made subject to the following Exceptions and Reservations:

1. Ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

 (SEAL)
Ronald Gray Hester

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Ronald Gray Hester

June 11, 2019

Notary Public

Print/Type Notary Name: John W. Koment

My Commission Expires: 01-19-2023

Place notary seal below this line:

