

**2011035541 00200**FORSYTH CO, NC FEE \$22.00  
STATE OF NC REAL ESTATE EXT  
**\$452.00**

PRESENTED &amp; RECORDED:

09-19-2011 04:02:10 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH  
DPT**BK: RE 3020****PG: 1245-1246***Box 26***NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$452.00Parcel Identifier No. 6825-32-1790.00 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_Mail/Box to: Grantee at

This instrument was prepared by: Hendrick Bryant Nerhood &amp; Otis, LLP

**\*\*\*\*\* NO TITLE SEARCH REQUESTED AND NONE PERFORMED \*\*\*\*\***

Brief description for the Index: LOT 8 MELROSE

THIS DEED made this 19th day of September, 2011, by and between

**GRANTOR****KENNETH CORMAN OTIS, III and wife,  
KELLY MOTYCKA OTIS**Address: 636 Roslyn Road  
Winston-Salem, North Carolina 27104**GRANTEE****DANIEL DARWIN WALTERS (unmarried) and  
LINDSAY ANN BRAUN (unmarried),  
as joint tenants with the right of survivorship**Address: 2237 Elizabeth Avenue  
Winston-Salem, North Carolina 27103

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 or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

**BEING KNOWN AND DESIGNATED as LOT NO. 8, as shown on the Map of MELROSE, as recorded in Plat Book 3, Page 87, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2691 page 1088. See also deed recorded in Book 2388 Page 1052.

All or a portion of the property herein conveyed includes the primary residence of Grantor.

A map showing the above described property is recorded in Plat Book 3 page 87.

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: easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes for 2011 and subsequent years.

DANIEL DARWIN WALTERS and LINDSAY ANN BRAUN, Grantees herein, join in the execution of this Deed to evidence their mutual consent to taking title to the property described herein as joint tenants with full rights of survivorship.

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

K. Corman Otis, III (SEAL)  
Kenneth Corman Otis, III

\_\_\_\_\_  
Daniel Darwin Walters

Kelly Motycka Otis (SEAL)  
Kelly Motycka Otis

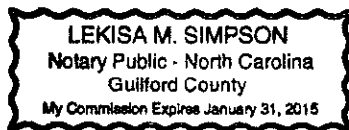
\_\_\_\_\_  
Lindsay Ann Braun

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Guilford and State aforesaid, certify that Kenneth Corman Otis, III and Kelly Motycka Otis 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 14th day of September, 2011.

My Commission Expires: 1-31-2015  
(Affix Stamp/Seal)

Lekisa M. Simpson  
Lekisa M. Simpson Notary Public  
Notary's Printed or Typed Name



State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County of \_\_\_\_\_ and State aforesaid, certify that Daniel Darwin Walters and Lindsay Ann Braun 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 September, 2011.

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

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