



2013048129 00214

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

10-15-2013 02:52:10 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: GAIL K PARHAM
DPTY

BK: RE 3150

PG: 3366-3367

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: NTC

Parcel Identifier No.: 6803-22-5514.00 (Block 3897A, Lot 113)

Return after recording to: Kangur & Porter (Box 76) *No Title Search Requested nor Performed*

Mail tax bills to Grantee: 2451 Stratford Lake Road, Winston Salem, NC 27103

This instrument was prepared by: Kangur & Porter, LLP

Brief description for the Index: Lot 113, Stratford Crossing, Phase II

THIS DEED made this 15th day of October, 2013, by and between,

GRANTOR	GRANTEE
BONNIE LUTHER (unmarried) Retaining a Life Estate and the Power to Sell Mailing Address: 2451 Stratford Lake Road, Winston Salem, NC 27103	STEPHANIE Y. DAVIS (married); and DENNIS F'MAYER (unmarried) JTWROS Mailing Address: 2451 Stratford Lake Road, 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 situated in the City of Winston Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 113 as shown on the Map of Stratford Crossing, Phase II and recorded in Plat Book 44 at Page 100 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 2451 Stratford Lake Road, Winston Salem, NC 27103

The above named Grantees agree to hold the above described property as Joint Tenants with Right of Survivorship

See Estate of Audrey Mae Luther 09E1034 Forsyth County Clerk of Court

IN ADDITION to the retained life estate, the Grantor retains the power to sell the undivided interest in the above-described property at any time without the necessity of joinder by the Grantees, their heirs, successors or assigns, or any other remainderman having an interest in the undivided interest that is the subject of this deed. If Grantor exercises their power of sale, all of the proceeds from such sale of the undivided interest shall belong to and be paid to the Grantor. Failure to record notice of the exercise of this power in the office of the Forsyth County Register of Deeds prior to the Grantor's death shall be conclusively treated as a

default in the exercise of this power. A release of this power, in whole or in part, shall be effective when recorded in the office of the Register of Deeds of Forsyth County, North Carolina. Any exercise or release of the foregoing power may be made by the Grantor's attorney-in-fact acting under a durable power of attorney.

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [x], does not [] include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2289, Page 1624, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 44, Pages 100.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and 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.

Bonnie Luther (SEAL)
Bonnie Luther

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: Bonnie Luther, individually

Date: 10/15/13

Karen E. Jones
Notary Public

Karen E. Jones
printed or typed name of notary public

My Commission Expires: 11/4/2017

