

2016016887 00012

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$230.00

PRESENTED & RECORDED

05/09/2016 08:18:42 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 3284**PG: 4392 - 4393**

Mail after recording to Grantee _____

Excise Stamps: \$230.00 Tax Id: 6822-64-6658.00

This instrument was prepared by Thomas G. Jacobs, Attorney

Brief description for the Index:

Lot 14 Revised Plat of Parkside West, Phase I

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made this 4th day of May, 2016, by and between**GRANTOR(S)**

WADE JURNEY HOMES, INC.
A North Carolina Corporation
3300 Battleground Avenue, Suite 230
Greensboro, NC 27410

GRANTEE(S)

NUSRAT QAMAR, Shah Umer Alam, &
Shah Nomair Alam
4078 Parkside Meadow Ct.
Winston-Salem, NC 27127

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

Being known and designated as Lot 14, as shown on the Revised Plat of Parkside West, Phase 1, as recorded in Plat Book 51, Page 193, in the Office of the Register of Deeds of Forsyth County, North Carolina.

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:

All matter of record and ad valorem taxes for the current and subsequent years.

This conveyance is made subject to Declaration of Covenants, Conditions and Restrictions recorded in Book 2633, Page 5 and any amendments and supplements thereto, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Grantee, by acceptance of this Deed, acknowledges Grantee's understanding that the above-described property is conveyed subject to the Declaration of Covenants, Conditions and Restrictions referred to above which are duly recorded in the Forsyth County Registry; and further acknowledges Grantee's understanding that the Grantee shall be obligated to become and remain a member of the Parkside West Home Owners Association, a Non-Profit Corporation, and will be obligated to pay such dues and assessments as may be imposed by the Parkside West Home Owners Association pursuant to the terms of the Declaration referred to above.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

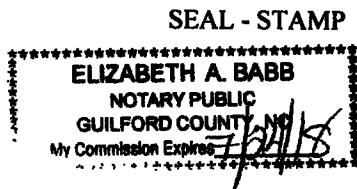
WADE JURNEY HOMES, INC.
A North Carolina Corporation

By: Beth Sink (seal)
Beth Sink, Director

STATE OF NORTH CAROLINA, GUILFORD COUNTY

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 therein and in the capacity indicated: Beth Sink, Director

WITNESS my hand and official stamp or seal this 4 day of May, 2016.



Elizabeth A. Babb
Notary Public

My Commission expires: 7/24/18