

2017027369 00089

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXTX

\$418.00

PRESENTED & RECORDED

07/12/2017 11:10:56 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 3357**PG: 407 - 408****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: 418.⁰⁰Parcel Identifier No. 6877-69-3323.000 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: THE ELLIS FIRM, PLLC, 514 S. STRATFORD RD, STE 220, WINSTON-SALEM, NC 27103This instrument was prepared by: THE ELLIS FIRM, PLLC, 514 S. STRATFORD RD, STE 220, WINSTON-SALEM, NC

Brief description for the Index: _____

THIS DEED made this 23rd day of June, 2017, by and between

GRANTOR
STEPHANIE K. SORRELLS, unmarried
STEVEN M. O'BOYLE, unmarried
4356 STONE FOREST CT
WINSTON-SALEM, NC 27105

GRANTEE
ZACHERY TODD DAMMAN and wife,
AMANDA M. DAMMAN
6125 GLENRIDGE COURT
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 311 OF ABINGTON, SECTION 8, A MAP AND PLAT OF WHICH IS RECORDED IN PLAT BOOK 34, PAGE 162, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2731 page 4205.
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 34 page 162 .

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:

Restrictive covenants recorded in BOOK 1705, PAGE 2527, FORSYTH County Registry.

Easements and Restrictions of record

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

(Entity Name)

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

Stephanie K Sorrells (SEAL)

Print/Type Name: STEPHANIE K. SORRELLS

STEVEN M. O'BOYLE (SEAL)

Print/Type Name: STEVEN M. O'BOYLE

(SEAL)

Print/Type Name: _____

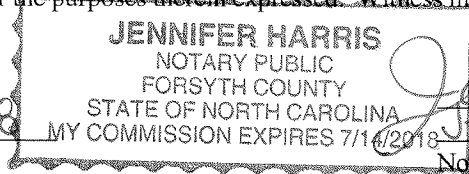
(SEAL)

Print/Type Name: _____

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 STEPHANIE K. SORRELLS and STEVEN M. O'BOYLE 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 23rd day of June, 20 17.

My Commission Expires: 7-14-18
(Affix Seal)



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