

2019031115 00167

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$872.00
 PRESENTED & RECORDED
 08/07/2019 04:39:38 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: SANDRA YOUNG
 DPTY

BK: RE 3475**PG: 2159 - 2161**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$872.00**Tax Parcel Identification Number:** 5883-17-4569.000

This instrument was prepared by: T. Lawson Newton, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**Mail Tax Bill to:** 2101 Waterford Village Drive, Clemmons, NC 27012**Property Address:** 2101 Waterford Village Drive, Clemmons, NC 27012

Brief description for the Index: Lot No. 12 Waterford Village, Phase I

 THIS DEED made this 26 day of July, 2019 by and between

GRANTOR

SHADI A. QASEM and wife,
 ZIYAN T. SALIH

1953 Covington Drive
 Lexington, KY 40509

GRANTEE

PAUL GEORGE WILLIAMS and wife,
 MILDRED HATFIELD WILLIAMS

2101 Waterford Village Drive
 Clemmons, NC 27012

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 County of **FORSYTH**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

submitted electronically by "Craige Jenkins Liipfert & Walker LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title reference, see the deed recorded in Book 3201 Page 3046, Forsyth County Registry.

THIS IS ✓ OR IS NOT _____ THE GRANTOR'S PRIMARY RESIDENCE

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 easements and restrictions of record, if any; and 2019 property taxes.

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

Shadi A. Qasem (SEAL) Ziyan T. Salih (SEAL)
SHADI A. QASEM ZIYAN T. SALIH

STATE OF North Carolina

COUNTY OF Forsyth

I, Ailee Ballard, a Notary Public for the County of Forsyth and State of NC, do hereby certify that Shadi A. Qasem and wife Ziyan T. Salih either being personally known to me or proven by satisfactory evidence (said evidence being drivers license), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 26 day of July, 2019.

Ailee Ballard
Notary Public
Name: Ailee Ballard
My Commission Expires: 12-20-2022

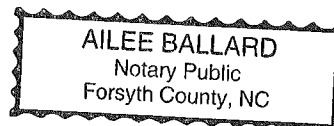


EXHIBIT "A"
PROPERTY DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot No. 12, as shown on the Map of WATERFORD VILLAGE, PHASE I, as recorded in Plat Book 43, Page 135 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.