

2019050845 00213FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$120.00**

PRESENTED & RECORDED

12/18/2019 03:33:01 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3499**PG: 35 - 37**

Excise Tax: \$120.00

Parcel Identifier No. 6815-34-9017

County of Forsyth

Brief Description: Lot 3, Gladstone Street

Property Address: 3442 Gladstone Street, Winston-Salem, NC 27104

Mail/Box to: Grantee

This instrument was prepared by: Brant H. Godfrey

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made this the 16th day of December, 2019, by and between

GRANTOR

WESTVIEW DEVELOPMENT COMPANY
A North Carolina Corporation,**B. GODFREY HOMES, LLC**
A North Carolina Limited Liability Company
2831 Bitting Road
Winston-Salem, NC 27104

and

Z Axis Properties, LLC
A North Carolina Limited Liability Company
3447 Robinhood Road
Winston-Salem, NC 27106

GRANTEE

Eric Taylor Pepper, and wife
Chelsea Tsiolkas Pepper
3442 Gladstone Street
Winston-Salem, NC 27104

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 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 3 as shown on the plat entitled "Emma Link Property" recorded in Plat 69 at Page 125, in the office of the Register of Deeds of Forsyth County, North Carolina.submitted electronically by "Craig 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.

The above-described property does not include the primary residence of the Grantor.

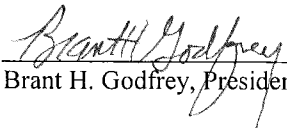
The address for the Property is 3442 Gladstone Street, Winston-Salem, NC 27104.

TO HAVE AND TO HOLD the aforesaid one-half undivided interest lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

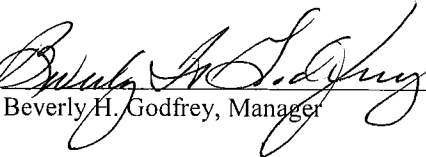
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights-of-way of record, if any.**

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, and the duly authorized Manager of Grantor has hereto set his hand and seal for and on behalf of the Grantor, the day and year first above written.

WESTVIEW DEVELOPMENT COMPANY

By: 
Brant H. Godfrey, President

B. GODFREY HOMES, LLC

By: 
Beverly H. Godfrey, Manager

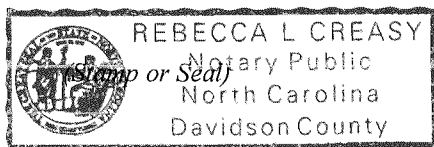
Z AXIS PROPERTIES, LLC

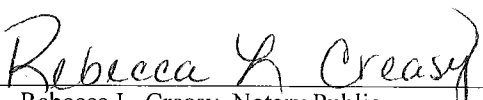
By: 
Anthony Kent Masich, Manager

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, that I have personal knowledge (or have received satisfactory evidence) of the identity of said person(s), and that each acknowledged to me that he and/or she voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated: Brant H. Godfrey.

Date: 12/16/19

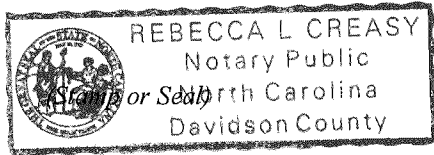



Rebecca L. Creasy, Notary Public
My commission expires: 9/6/2022

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, that I have personal knowledge (or have received satisfactory evidence) of the identity of said person(s), and that each acknowledged to me that he and/or she voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated: Beverly H. Godfrey.

Date: 12/16/19

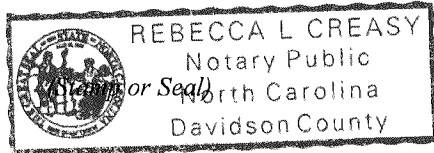


Rebecca L. Creasy
 Rebecca L. Creasy, Notary Public
 My commission expires: 9/6/2022

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, that I have personal knowledge (or have received satisfactory evidence) of the identity of said person(s), and that each acknowledged to me that he and/or she voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated: Anthony Kent Masich.

Date: 12/16/19



Rebecca L. Creasy
 Rebecca L. Creasy, Notary Public
 My commission expires: 9/6/2022