2011035541 00200
FORSYTH CO, NC FEE $22.00
STATE OF NC REAL ESTATE EXTX
$452.00
PRESENTED & RECORDED:
09-19-2011 04:02:10 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY
BK: RE 3020
PG: 1245-1246

Box 36

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $452.00
Parcel Identifier No.6825-32-1790.00 Verified by _____ County on the ___ day of _____, 20__
By: _____

Mail/Box to: Grantee at _____

This instrument was prepared by: Hendrick Bryant Nerhood & Otis, LLP

******* NO TITLE SEARCH REQUESTED AND NONE PERFORMED *******

Brief description for the Index: LOT 8 MELROSE

THIS DEED made this 19th day of September, 2011, by and between

GRANTOR	GRANTEE
KENNETH CORMAN OTIS, III and wife, KELLY MOTYCKA OTIS	**DANIEL DARWIN WALTERS (unmarried) and LINDSAY ANN BRAUN (unmarried), as joint tenants with the right of survivorship**
Address: 636 Roslyn Road Winston-Salem, North Carolina 27104	Address: 2237 Elizabeth Avenue Winston-Salem, North Carolina 27103

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 or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as LOT NO. 8, as shown on the Map of MELROSE, as recorded in Plat Book 3, Page 87, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

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The property hereinabove described was acquired by Grantor by instrument recorded in Book 2691 page 1088. See also deed recorded in Book 2388 Page 1052.

All or a portion of the property herein conveyed includes the primary residence of Grantor.

A map showing the above described property is recorded in Plat Book 3 page 87.

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: easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes for 2011 and subsequent years.

DANIEL DARWIN WALTERS and LINDSAY ANN BRAUN, Grantees herein, join in the execution of this Deed to evidence their mutual consent to taking title to the property described herein as joint tenants with full rights of survivorship.

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

_____(SEAL)
Kenneth Corman Otis, III

_____(SEAL)
Kelly Motycka Otis

_____(SEAL)
Daniel Darwin Walters

_____(SEAL)
Lindsay Ann Braun

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Guilford and State aforesaid, certify that Kenneth Corman Otis, III and Kelly Motycka Otis 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 14th day of September, 2011.

My Commission Expires: 1-31-2015
(Affix Stamp/Seal)

LEKISA M. SIMPSON
Notary Public - North Carolina
Guilford County
My Commission Expires January 31, 2015

Lekisa M. Simpson
Lekisa M. Simpson Notary Public
Notary's Printed or Typed Name

State of North Carolina - County of _____

I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that Daniel Darwin Walters and Lindsay Ann Braun 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 September, 2011.

My Commission Expires: _____
(Affix Stamp/Seal)

_____
_____ Notary Public
Notary's Printed or Typed Name

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