



2013032970 00125

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$100.00

PRESENTED & RECORDED:
07-16-2013 02:30:50 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RF 3135
PG: 544-545

Godfrey, Box 90

Prepared by: **Andrew Cookson without benefit of title examination**
Return to: **Grantee, 3111 Lauren Hill Court, Winston-Salem, NC 27127**
Excise tax stamps: \$100.00

NORTH CAROLINA
FORSYTH COUNTY

Brief Description: **Lot 11 Konnoak Ridge**
Tax Parcel Identification: **6834-53-0679.00**
Said property does, or does not contain the principal residence of the Grantor(s).

This **GENERAL WARRANTY DEED**, made and entered into on July 15, 2013, by and between:

GRANTORS:

Frank M. Blythe and spouse, Sharie N. Blythe
whose address is:
(herein referred to collectively as the Grantors) and

GRANTEES:

Basil F. Qaqish and spouse, Diane Qaqish
whose address is: **3111 Lauren Hill Court, Winston-Salem, NC 27127**
(herein referred to collectively as the Grantees)

WITNESSETH:

For and in consideration of valuable consideration, from the Grantees to the Grantors, the receipt and sufficiency of which is hereby acknowledged, the Grantors hereby give, grant, bargain, sell and convey unto the Grantees, in Fee Simple subject to the Exceptions and Reservations hereinafter provided, if any,

The following described property, located in the City of Winston-Salem Township, County of Forsyth, State of North Carolina, more particularly described as follows:

BEING all of Lot 11 of Konnoak Ridge Subdivision, Phase 1 as per plat thereof recorded in Plat Book 49, Page 2 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Said property having been previously conveyed to the Grantors by deed(s) recorded in Book 2784, Page 3342, and being reflected on plat(s) recorded in Plat Book 49, Page 2.

TO HAVE AND TO HOLD unto the Grantees, and their heirs, successors and assigns, together with all privileges and appurtenances thereunto belonging, **Fee Simple**, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any. And the Grantors, for themselves, and their heirs, successors and assigns, hereby warrant that they are seized of the premises in fee and have the right to convey same as herein provided, that the title is marketable and is free and clear of encumbrances other than as provided herein, and that the Grantors will forever warrant and defend the title against the claims of all persons or entities whomsoever.

This conveyance is made subject to the following **Exceptions and Reservations**: *Easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for the year 2013.*

All references to Grantors and Grantees as used herein shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantors have executed this Deed, as of July 15th, 2013.

Frank M. Blythe (SEAL)
Frank M. Blythe

Sharie N. Blythe (SEAL)
Sharie N. Blythe

State of Maryland
County of Montgomery

I, Jordan Fisher, a notary public of the above county and state, do hereby certify that Frank M. Blythe & Sharie N. Blythe personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal on July 15th, 2013.

Jordan Fisher
Notary Public
My Commission Expires: Dec. 07, 2016

