

2016026484 00195

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

\$210.00

PRESENTED & RECORDED

07/08/2016 04:46:03 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3296

PG: 625 - 627

GENERAL WARRANTY DEED

Excise Tax: \$ 210⁰⁰
Tax Parcel ID No. 6827-25-1300.00 Verified by _____ County
on the ____ day of _____, 20 ____ By: _____

Mail/Box to: Grantee

This instrument was prepared by: Thomas G. Jacobs, Attorney

Brief description for the Index: _____

THIS DEED, made this the 8th day of July, 2016, by and between

GRANTOR: Margaret S. Mills, unmarried
whose mailing address is 3320 Paddington Lane, Winston-Salem, NC 27106
(herein referred to collectively as **Grantor**) and

GRANTEE: X-Spence, LLC
whose mailing address is _____
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 2290, Page 1564, and being reflected on plat(s) recorded in Map/Plat Book 45, page/slide 20.

All or a portion of the property herein conveyed ____ includes or ____ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever

Submitted electronically by "Law Office of Thomas G. Jacobs"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: Margaret S. Mills (SEAL)
Print/Type Name & Title: Margaret S. Mills

By: _____ (SEAL)
Print/Type Name & Title: _____

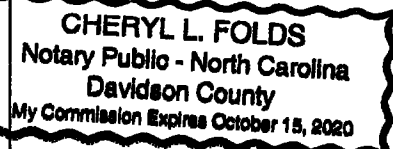
By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

State of NORTH CAROLINA
County of FORSYTH

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Margaret S. Mills



_____ [insert name(s) of principal(s)]

Date: 7-5-2016
Cheryl L. Folds Notary Public
Notary's Printed or Typed Name

My Commission Expires:
10-15-20

State of _____
County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____ [insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires:

Exhibit A

BEING known and designated as Lot 4, as shown on the Map of DEACON RIDGE TOWNHOMES, PHASE 3, MAP 2, as recorded in Plat Book 45, Page 20, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.