



2016040192 00208

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$270.00

PRESENTED & RECORDED:
 10-07-2016 03:50:57 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: SANDRA YOUNG
 DPTY

BK: RE 3311
 PG: 4395-4397

Excise Tax-\$270.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. 6804-36-0185

Verified by _____ County on the _____ day of _____, 20____
 by _____

Mail after recording to Grantee, 4745 Lancaster Dr, Winston-Salem, NC 27103

This instrument was prepared by Jon W. Myers, Attorney at Law, PO Box 146, Lexington, NC 27293

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made October 4, 2016, by and between

GRANTOR

Diane Wiegel as manager of O & E Real Estate 3, LLC, a
 North Carolina limited liability company
 420 Saddlebrook Circle, Lewisville, NC 27023

GRANTEE

LISA POSTON and
 JOANN D. HILL
 4745 Lancaster Park Drive
 Winston-Salem, NC 27103

Enter in appropriate block for each party: name, 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 the City of, Winston Township, Forsyth County, North
 Carolina and more particularly described as follows:

See Exhibit "A", which is attached hereto and incorporated herein by reference.

The above-described property is ___/is not XX the primary residence of Grantors.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3165, Page 4043.

A map showing the above described property is recorded in Plat Book 44, Page 72 & Book 45, Page 119.

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.

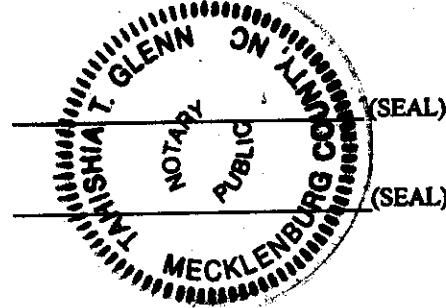
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- A. All rights of way and easements of record or visible upon the premises, if any.
- B. Restrictive Covenants of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

O & E Real Estate 3, LLC
(Corporate Name)
By: *Diane Wiegel*
Diane Wiegel, Manager



SEAL-STAMP

NORTH CAROLINA, Mecklenburg County.
I, the undersigned, a Notary Public of the County & State aforesaid, certify that
(whose identities have been made known to me),
Grantors, personally appeared before me this day & acknowledged the voluntary
execution of the foregoing instrument for the purpose stated therein & in the capacity
indicated herein. Witness my hand & official stamp or seal, this 16 day of October
, 2016.

My commission expires: 8-22-2017 *T. Glenn* Notary Public

SEAL-STAMP

NORTH CAROLINA, MECKLENBURG County.
I, the undersigned, a Notary Public of the County and State aforesaid, certify that Diane
Wiegel (whose identity is known to me) personally came before me this day and
acknowledged that she is Manager of O & E Real Estate 3, LLC, a North Carolina
company, and he, as Manager, being authorized to do so, voluntarily executed the
foregoing on behalf of the company for the purpose stated herein and in the capacity
indicated. Witness my hand and official stamp or seal, this 16 day of October, 2016.
My commission expires: 8-22-2017 *T. Glenn* Notary Public

EXHIBIT "A"
PROPERTY DESCRIPTION

BEING known and designated as Lot 18 and 18H in Phase I of TATTON PARK TOWNHOMES as recorded in Plat Book 44 at Page 72 and Book 45 at Page 119, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.