

2018044557 00197FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$274.00**

PRESENTED & RECORDED

11/16/2018 03:31:57 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SYLVIA TILLEY

DPTY

BK: RE 3434**PG: 3549 - 3551****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$274.00

Parcel Identifier No. 6872-67-9536.000

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

By: _____

Mail to: Coltrane Grubbs Orenstein, PLLC, P.O. Box 1062, Kernersville, NC 27285-1062

Prepared by: Joseph D. Orenstein, Coltrane Grubbs Orenstein, PLLC

Brief description for the Index: Lot #21 of Southern Acres

THIS DEED made the 16th day of November, 2018, by and between

GRANTOR	GRANTEE
Ava Ripple, unmarried; and Jennifer Green, unmarried	David K. Berkebile and Alexis Zaballa
	<i>As Joint Tenants With Right of Survivorship</i>
Grantor Address: 1385 Deer Track Lane Lawsonville, NC 27022	Grantee Address: 4730 Nokomis Drive Kernersville, NC 27284

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 remised and released and does grant, bargain, sell and convey unto the Grantee in fee simple to Grantee, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference.

The property described herein was acquired by Grantor by instrument recorded in Book 3400, Page 2679, Forsyth County Registry.

Submitted electronically by "Coltrane Grubbs Orenstein, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

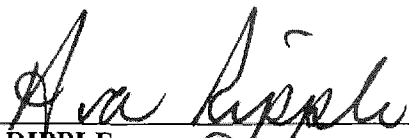
All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

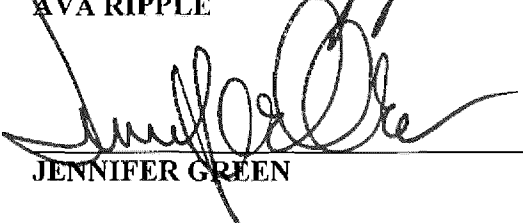
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Subject to easements, rights of way, and other restrictions of record.

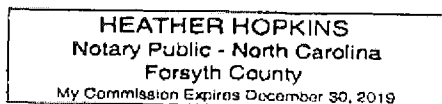
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

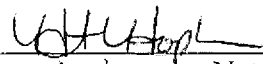

_____(SEAL)
AVA RIPPLE


_____(SEAL)
JENNIFER GREEN

State of NC - County of Forsyth

I, the undersigned Notary Public of Forsyth County, NC, certify that AVA RIPPLE personally appeared before me this day and having first provided me with satisfactory proof of his identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 16 day of November, 2018.

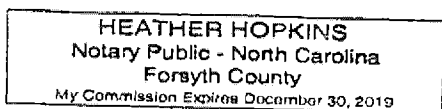





Heather Hopkins, Notary Public
My Commission Expires: 12/30/19

State of NC - County of Forsyth

I, the undersigned Notary Public of Forsyth County, NC, certify that JENNIFER GREEN personally appeared before me this day and having first provided me with satisfactory proof of his identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 16 day of November, 2018.





Heather Hopkins, Notary Public
My Commission Expires: 12/30/19

EXHIBIT "A"
Property of David K. Berkebile and Alexis Zaballa
4730 Nokomis Drive

BEING known and designated as Lot #21 of Southern Acres, a plat of which is recorded in Plat Book 20 at Page 88, Forsyth County Registry, to which reference is made for a more definite description.

The subject property is the same as that property described in Deed Book 3400, Page 2679, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6872-67-9536.000 on the Forsyth County Tax Maps.