

BK: R 7884

PG: 246-247

RECORDED:
12-09-2016

11:06:36 AM

BY: MEREDITH AAPLE
DEPUTY-GB



2016067659

GUILFORD COUNTY, NC

JEFF L. THIGPEN

REGISTER OF DEEDS

NC FEE \$28.00
NO TAXABLE
CONSIDERATION

Excise Tax: \$ 0.00

Parcel ID: 013759

NORTH CAROLINA GENERAL WARRANTY DEED

Mail after recording to Tinika Warren

This instrument prepared by Tinika SeCal Warren

Brief description for the index Parcel # 013759

THIS DEED made this the 9 day of December, in the year 2016, by and between

Grantor	Grantee
<u>Tinika SeCal Warren, heir</u> <u>of Andrew Warren</u>	<u>Tinika SeCal Warren,</u> <u>heir of Andrew Warren</u>
<u>Beverly Nore Gallen heir</u> <u>of Andrew Warren</u>	<u>Beverly Nore Gallen heir</u> <u>of Andrew Warren</u>
	mail to: <u>Tinika SeCal Warren</u> <u>922 Lincoln Street</u> <u>Greensboro NC 27401</u>

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, that certain lot or parcel of land situated in Morehead-Gilmer Township, Guilford County, North Carolina, and more particularly described as follows:

please see attached documents tax payments, Estate file # 04ESP7
Sherbert Lime Green house, app. size 7805 sq feet, 922 Lincoln
Street, Greensboro, NC 27401, AK, Gas heat,
3 chimney fireplaces, 3 wall fireplaces, family
gathering shed, Patio, Laundry Room.

Grantor acquired the property hereinabove described by instrument recorded in Deed Book 2852 at page 97. A map showing the above-described property is recorded in Map Book 7874 at page 00097.

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

ANY AND ALL OF PUBLIC RECORD

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 by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

BY: _____
Authorized agent

Tinika Seel Warren (Seal)

Bruce Wayne Galloway (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF NORTH CAROLINA
COUNTY OF Gulford

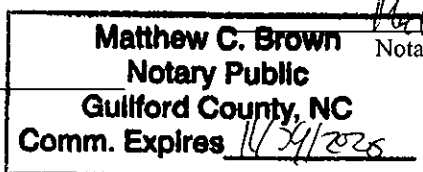
I, a Notary Public, of said State and County aforesaid, do hereby certify that Tinika Seel Warren grantor(s), personally appeared before me this day, and (i) I have personal knowledge of the identity of the grantor(s) or (ii) I have seen satisfactory evidence of the grantor(s) identity, by current state or federal identification with the grantor(s) photograph in the form of a NCIDL or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal or stamp, this 9th day of December, in the year 2016.

(seal or stamp)

My commission expires: 11/29/2020

STATE OF NORTH CAROLINA
COUNTY OF _____



Notary Public Official Signature

Matthew C. Brown
Notary Printed or Typed Name

I, a Notary Public, in and for the State and County aforesaid, do hereby certify that Beverly Warren Galloway personally appeared before me and being duly sworn says that he or she is a duly authorized agent of said above named corporation and as such has the authority to act in and for said corporation. I, (i) have personal knowledge of the identify of the above named authorized agent, or (ii) I have seen satisfactory evidence of the authorized agent's identity, by current state or federal identification with the authorized agent's photograph in the form of a NCIDL or (iii) a credible witness has sworn to before me the identity of the authorized agent, and that he or she signed the foregoing or annexed instrument on behalf of said corporation in the capacity so herein stated and acknowledge the said writing to be the act and deed of said corporation herein stated.

Witness my hand and official seal or stamp, this 9th day of December, in the year 2016.

(seal or stamp)

My commission expires: 11/29/2020

Notary Public Official Signature

Matthew C. Brown
Notary Printed or Typed Name

