

554369



Filed  
Rockingham County, NC  
Amy Lee Simpson, Register of Deeds  
09/01/2016 12:04:04 PM  
Fee Amt: \$26.00 NC Excise Tax: \$211.00  
CATINIA E. WINCHESTER

**NORTH CAROLINA GENERAL WARRANTY DEED**

✓ Excise Tax: \$211.00

Parcel Identifier No. 175611 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

✓ Mail/Box to: GRANTEE: 307 DAHL STREET, MADISON, NC 27025

✓ This instrument was prepared by: CHANDLER & SCHIFFMAN, PA

Brief description for the Index:

THIS DEED made this 23<sup>RD</sup> day of AUGUST, 2016, by and between

GRANTOR

**KEITH J. NEAL  
AND SPOUSE,  
SHELLI J. NEAL**

**FORWARDING ADDRESS:  
600 RIERSON ROAD  
MADISON, NC 27025**

GRANTEE

**WENDY L. HYLTON  
(UNMARRIED)**

**PROPERTY ADDRESS:  
307 DAHL STREET  
MADISON, NC 27025**

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 **ROCKINGHAM** County, North Carolina and more particularly described as follows:

**BEING ALL OF LOT 6, PLAT OF SURVEY FOR KEITH J. NEAL, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 68, PAGE 36, IN THE OFFICE OF THE REGISTER OF DEEDS OF ROCKINGHAM COUNTY, NORTH CAROLINA.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1383, page 1934.

A map showing the above described property is recorded in Plat Book 68, Page 36.

The above described property ☐ does ☒ does not include the primary residence of the 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:

**ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, IF ANY, AND AD VALOREM TAXES FOR THE CURRENT YEAR.**

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

*Keith J. Neal* (SEAL)  
KEITH J. NEAL

*Shelli J. Neal* (SEAL)  
SHELLI J. NEAL

State of NORTH CAROLINA – County of GUILFORD

I, the undersigned Notary Public of the County and State aforesaid, certify that KEITH J. NEAL and SHELLI J. NEAL personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 29<sup>th</sup> day of AUGUST, 2016.

My Commission Expires: 02-13-2018

*Landra W. Slaydon*  
Notary Public

