

2018018828 00244

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

\$230.00

PRESENTED & RECORDED

05/21/2018 04:36:06 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SYLVIA TILLEY

DPTY

BK: RE 3405

PG: 3225 - 3228

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$230.00	Recording Time, Book and Page
Tax Map No.	Parcel Identifier No.

Mail after recording to: GRANTEE @ ADDRESS BELOW

This instrument was prepared by: ELLIS HART, PLLC, GRAYDON H. ELLIS III, 514 S. STRATFORD ROAD, SUITE 220, WINSTON-SALEM, NC 27103

THIS DEED made this 1st day of May, 2018 by and between

GRANTOR

LANNIE DALE MILLS, CO-EXECUTOR TO THE ESTATE OF DOROTHY Y. MILLS
KAREN LYNN MILLS MYERS, CO-EXECUTOR TO THE ESTATE OF DOROTHY Y. MILLS
LANNIE DALE MILLS and wife, KATHY MILLS
KAREN LYNN MILLS MYERS and husband, JAMES MYERS

MAILING ADDRESS: LANNIE MILLS, 312 RIDGEWATER LANE, MOORESVILLE, NC 28117

ALL HEIRS TO THE ESTATE OF DOROTHY Y. MILLS, ESTATE FILE #16E862

GRANTEE

ANTHONY BRENDEL
4715 JENKINS ROAD
WINSTON-SALEM, NC 27105

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 and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

The above described property does does not include the primary residence of the Grantor.

submitted electronically by "The Ellis Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

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 officer(s), the day and year first above written.

Lannie Dale Mills (SEAL)
LANNIE DALE MILLS, CO-EXECUTOR

Karen Lynn Mills Myers (SEAL)
KAREN LYNN MILLS MYERS, CO-EXECUTOR

Karen Lynn Mills Myers (SEAL)
KAREN LYNN MILLS MYERS

James Myers (SEAL)
JAMES MYERS

Lannie Dale Mills (SEAL)
LANNIE DALE MILLS

Kathy Mills (SEAL)
KATHY MILLS

STATE OF North Carolina, COUNTY OF Iredell

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

LANNIE DALE MILLS, CO-EXECUTOR, LANNIE DALE MILLS & KATHY MILLS

Date: 5/1/18

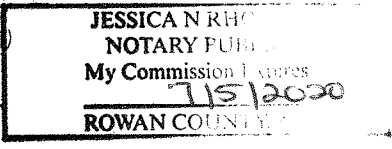
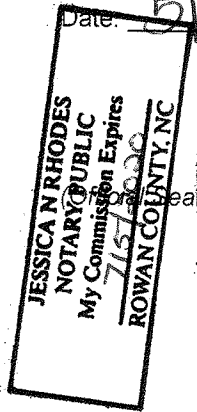
Jessica N Rhodes

Official Signature of Notary

Jessica N Rhodes

Notary's printed or typed name, Notary Public

My commission expires: 7/5/2020



STATE OF NC, COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

KAREN LYNN MILLS MYERS, CO-EXECUTOR, KAREN LYNN MILLS MYERS & JAMES MYERS

Date: 5-1-18

Jennifer Harris

Official Signature of Notary

Jennifer Harris

Notary's printed or typed name, Notary Public

My commission expires: 7-14-18

(Official Seal)

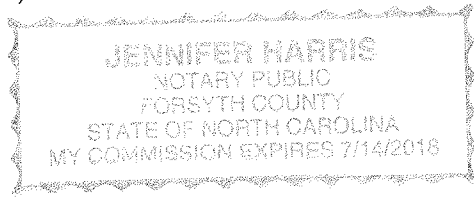


EXHIBIT "A"

LYING AND BEING IN MIDDLE FORK TOWNSHIP NO. 1 FORSYTH COUNTY, N. CAR, AND BEGINNING AT AN IRON STAKE AT THE NORTHWEST CORNER OF A 37.81 ACRE TRACT OF LAND DESCRIBED IN DEED BOOK 679, PAGE 124, AND RUNNING THENCE ALONG THE WEST LINE OF SAID 37.81 ACRE TRACT OF LAND SOUTH 1.31' WEST 681 FEET TO AN IRON STAKE, CORNER WITH JENKINS ROAD EXTENDED; THENCE ALONG THE NORTHLINE OF JENKINS ROAD EXTENDED NORTH 46.57 EAST 275 FEET TO AN IRON STAKE; THENCE ON A NEW LINE WITH CALVIN CARL CREESON NORTH 4.37' WEST 485 FEET TO AN IRON STAKE IN THE NORTH LINE OF SAID 37.81 ACRE TRACT OF LAND; THENCE WITH SAME NORTH 88.17' WEST 130 FEET TO AN IRON STAKE, THE PLACE OF BEGINNING-CONTAINING 2.7/10 ACRES, MORE OR LESS, AND BEING A PART OF (AT THE NORTHWEST CORNER) A 37.81 ACRE TRACT OF LAND DESCRIBED IN DEED BOOK 679 PAGE 124. BOOK 876 PAGE 472. BOOK 741 PAGE 90, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

THE GRANTOR GIVES THE GRANTEE THE RIGHT TO INGRESS AND EGRESS ON JENKINS ROAD EXTENSION. THE GRANTEE IS TO HELP MAINTAIN SAID JENKINS ROAD EXTENSION, FROM ARITA CIRCLE TO THE EAST CORNER OF A 1.7/10'S ACRE TRACT ABOVE MENTIONED, ON A 50-80 BASIS. ALSO THE GRANTEE IS TO HAVE PRIVILEGE TO GRENADA LAKES, FOR BATHING AND FISHING, AT THEIR OWN RISK.