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 FORSYTH CO, NC FEE \$26.00

GIFT DEED

PRESENTED & RECORDED:
 12-05-2018 10:41:42 AM

LYNNE JOHNSON
 REGISTER OF DEEDS

BY: SYLVIA TILLEY

DPTY

BK: RE 3437

PG: 883-885

Drafted by: B. Jeffrey Wood, Attorney at Law (Box 35)

Mail future tax bills to Grantees at 402 Neston Drive, Winston-Salem, NC 27105

FORSYTH COUNTY, NORTH CAROLINA GIFT DEED

THIS GIFT DEED made this 4th day of December, 2018, by and between, NATHANIEL T. MUNCUS and wife, HAZEL N. MUNCUS, as GRANTORS to DARYL THOMAS MUNCUS (married), LORI MUNCUS MADDEN (divorced), and TERESA MUNCUS BARKER (married), as GRANTEES.

The address for the Grantors is: 402 Neston Drive, Winston-Salem, NC 27105

The address for the Grantee Daryl Thomas Muncus is: 107 West Hillcrest Drive,
 Greenville, SC 29609

The address for the Grantee Lori Muncus Madden is: 9507 Lost Key Court. Raleigh,
 NC 27617

The address for the Grantee Teresa Muncus Barker is: 5901 Robinhood Road,
 Pfafftown, NC 27040

The designation Grantors and Grantees 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 Grantors, in consideration of love and affection and other Valuable Considerations to them paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple all of the Grantors' interest in that certain lot or parcel of land located in Forsyth County, North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 17 on the Map of Gladstone Courts, said map being of record in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 17, page 183, to which reference is hereby made for a more particular description.

Also the adjoining strip of land described as follows: BEGINNING at an iron stake on the west side of Neston Drive, said stake being at the southeast corner of Lot No. 17 on the hereinafter mentioned map, and running thence North 85 degs. 17' West 180 ft. to an iron stake, the southwest corner of Lot No. 17; thence South 3 degs. 23' West 56 ft. to an iron stake in the west line of Lot No. 18; thence South 85 deg. 17' East 180 ft. to an iron stake on the west side of Neston Drive; thence along the west side of Neston Drive, North 3 deg. 23' East 56 ft. to an iron stake, the place of BEGINNING. The same being the northern half of Lot No. 18 as shown on the Map of Gladstone Courts, as recorded in Plat Book 17, page 183 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 402 Neston Drive, Winston-Salem, NC 27105
PIN NO. 6838-02-9548.00 Tax Block 3029 Lot 017

A map showing the above described property is recorded in Plat Book 17, page 183.

See Deed Book 886, page 225

All or a portion of the property conveyed does contain the primary residence of the Grantors.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple. And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF the Grantors have set their hands and seals, the day and year first above written.

Nathaniel T. Muncus (SEAL)
NATHANIEL T. MUNCUS

Hazel N. Muncus (SEAL)
HAZEL N. MUNCUS

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Karen Denise Haun, a Notary Public of said County and State, do hereby certify that before me personally appeared, NATHANIEL T. MUNCUS and HAZEL N. MUNCUS who proved to me by satisfactory evidence to be the persons who signed the foregoing document and acknowledged to me that they signed it voluntarily for its stated purpose.

Witness my hand and notarial seal this 4 day of December, 2018.

Karen Denise Haun

Notary Public

My Commission expires: 11/27/2023

(SEAL)

