



2019002194 00107

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$48.00

PRESENTED & RECORDED
 01-18-2019 01:41:50 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: SYLVIA TILLEY
 DPTY

BK: RE 3443
PG: 35-36

TAX ID NUMBER: **6827-48-0342.000**
 PREPARED BY: David A. Wallace Box 60
 RETURN TO: Grantee at:

Mail Future Tax Bills To: *Grantee at P.O. Box 361340, Greensboro, NC 27416*
 Excise Tax \$48.00

This Conveyance does not include the transfer of the Grantor's primary residence.

NORTH CAROLINA)

)

GENERAL WARRANTY DEED

FORSYTH COUNTY)

THIS DEED made this *15th* day January, 2019 by **Timothy M. Flinchum** (Free Trader),
 (hereinafter referred to as "Grantor") to **David Wilhoit** (hereinafter referred to as "Grantee").

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.

That the Grantor, for 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 described as follows:

BEING KNOWN AND DESIGNATED as all of Lots 10 and 11, BLOCK 1 of WASHINGTON PARK, SECTION NO. 1 as recorded in Plat Book 4 at Page 165, in the Office of the register of Deeds of Forsyth County, North Carolina, reference to which Plat is hereby made for a more particular description.

Address: 4923 Wilkes Drive, Winston-Salem, NC 27106

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

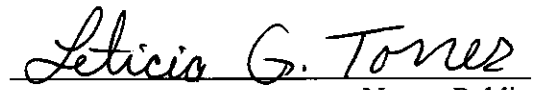
persons whomsoever except for the exceptions hereinafter stated. Title to the property herein above described is subject to the following exceptions: Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal as of the day and year stated below.

 Seal
Timothy M. Flinchum

STATE OF NORTH CAROLINA - County of Forsyth

I, Leticia G. Torres, a Notary Public of Forsyth County, North Carolina certify that **Timothy M. Flinchum** personally appeared before me this day and acknowledge the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15 day of January, 2019.


, Notary Public

My Commission Expires: 1/11/2023

Stamp or Seal

