

2019023898 00246FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$450.00PRESENTED & RECORDED
06/21/2019 04:14:32 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY**BK: RE 3467****PG: 1402 - 1404**

Excise Tax: \$450.00

Tax Info: PIN 6848-31-5414.00 / Tax Block 3016, Lot 067A

Mail deed & tax bills to: Grantee(s) @ _____

This instrument was prepared by: A. Gregory Schell, Attorney [Without title examination by draftsman.]

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 20th day of June, 2019 by and between

GRANTOR	GRANTEE
<p>TOMMY G. LINEBERRY, JR. and wife, MICHELLE P. LINEBERRY</p> <p>Grantor Address: 4855 Northwest Drive Winston-Salem, NC 27105</p>	<p>STEVEN PAUL MATTE and SAMANTHA JO MATTE</p> <p>Grantee Address: <u>4825 Northwest Drive</u> <u>Winston-Salem, NC 27105</u> PROPERTY AND MAILING ADDRESS</p>

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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2005, Page 3660. A map showing the above described property is recorded in Plat Book -, Page -.

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: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2019 AD VALOREM TAXES.

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 and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed _____ does or _____ does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

Tommy G. Lineberry, Jr. (SEAL) Michelle P. Lineberry (SEAL)
TOMMY G. LINEBERRY, JR. MICHELLE P. LINEBERRY

<p>SEAL-STAMP</p> <div style="border: 2px dashed black; padding: 5px; width: fit-content; margin: 20px auto;"> <p>FRANCES C JOHNSON NOTARY PUBLIC FORSYTH COUNTY STATE OF NORTH CAROLINA MY COMMISSION EXPIRES 10/15/22</p> </div>	<p>STATE OF NORTH CAROLINA, COUNTY OF <u>North Carolina</u></p> <p>I, <u>FRANCES C Johnson</u>, a Notary Public for <u>Forsyth</u> County and the aforesaid State, do hereby certify that TOMMY G. LINEBERRY, JR. and MICHELLE P. LINEBERRY, _____, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes stated therein. Witness my hand and official stamp or seal, this the <u>20th</u> day of June, 2019.</p> <p><u>Frances C Johnson</u></p> <p>Notary Public Name: My commission expires: <u>10/15/22</u></p>
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EXHIBIT A

BEGINNING at a new iron pin being the Southwest corner of property conveyed to Gary W. Pegram by Deed recorded in Deed Book 1234, page 341, Forsyth County Registry; thence North 03° 10' 59" East 186.0 feet to a new iron pin; thence along a common line with Gary W. Pegram (now or formerly) South 88° 00' 00" East 315.76 feet to a new iron pin; thence South 01° 00' 07" West 185.99 feet to a point; thence North 88° 00' 00" West 322.84 feet to the point and place of BEGINNING, containing 1.363 acres, more or less, according to a survey by Joseph Edward Franklin, dated March 12, 1993, and revised March 31, 1994, and being further identified as Tax Block 3016, Lot 067A.

Being the same and identical property as described in Deed Book 1786, Page 1299 and Deed Book 1777, Page 1932, Forsyth County Registry.