

2019042896 00074FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$276.00**

PRESENTED & RECORDED

10/25/2019 10:46:34 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3489**PG: 1606 - 1607****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$276.00

Tax Parcel: 6804-70-5506.000

Mail/Box to: Grantee: 326 Summergate Drive, Winston-Salem, NC 27103

This instrument was prepared by: T. Dan Womble, Attorney at Law

Brief description for the index: Unit 7 "As-Built" Plat for Hillcrest Towne Center, Sec. Three, Ph. One, Map 1, PB 49, Pg 197,
Forsyth County

THIS DEED made this 21st day of October, 2019 by and between

GRANTOR	GRANTEE
Gail F. Kimbrough (unmarried) 151 Ash Drive Mocksville, NC 27028	Brent K. Herndon (unmarried) and Kelly M. Covington (unmarried) as joint tenants with right of survivorship 326 Summergate Drive Winston-Salem, NC 27103

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 parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Unit No. 7, as shown on the "As-Built" Plat for HILLCREST TOWNE CENTER, SECTION THREE, PHASE ONE, MAP 1, as recorded in Plat Book 49, Page 197, Forsyth County Registry, reference to which is hereby made for a more particular description.

This conveyance is made subject to the Master Declaration of Covenants, Conditions and Restrictions for Hillcrest Towne Center as recorded in Book 2580, Page 1308-1344 and the Declaration of Covenants, Conditions and Restrictions recorded in Book 2645, Page 1057-1115, Forsyth County Registry, and all other easements, agreements, assignments, covenants, dedications, and rights of way of record, and ad valorem taxes for the current year and each subsequent year.

Property Address: 326 Summergate Drive, Winston-Salem, NC 27103

The above land was conveyed to Grantor by deed recorded in Deed Book 3229, Page 2357 Forsyth County Registry.

All or a portion of the property herein conveyed ___ includes or xx does not include the primary residence of a 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: easements and restrictions of record, if any; violated zoning ordinances, if any. 2019 property taxes to be prorated and paid at closing.

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

Gail F. Kimbrough (SEAL)
Gail F. Kimbrough

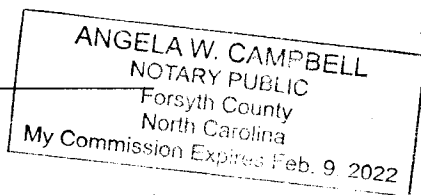
(SEAL)

State of NC - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify Gail F. Kimbrough 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 21 day of October, 2019.

My Commission Expires:
(Affix Seal)



Angela W. Campbell Notary Public
Notary's Printed or Typed Name