

2019045170 00127FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$340.00**

PRESENTED & RECORDED

11/08/2019 01:08:49 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS

ASST

BK: RE 3492**PG: 824 - 825****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$340.00

Parcel Identifier No. 6838-27-2135

Mail/Box to: Grantee: _____

This instrument was prepared by: Moss Woods PLLC (Jason Moss)

Brief description for the Index: _____

THIS DEED made this 2 day of November, 2019, by and between**GRANTOR**Marty L. Hall II
and spouse, Andra Blair Hall**GRANTEE**

Shauna LaVern Wilkinson

5732 Haweswater Road
Winston-Salem, NC 27105

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 situated in the City of Winston-Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

Being all of Lot 20 of Pinebrook Manor, Section 1, as shown on the plat recorded in Plat Book 32, Page 124, in the Office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3253 page 2388.All or a portion of the property herein conveyed includes or _____ does not include the primary residence of a Grantor.A map showing the above described property is recorded in Plat Book 32 page 124.Submitted electronically by "Moss Woods 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, other than the following exceptions:

Subject to easements, covenants, restrictions and rights-of-way of record, if any.

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

Marty L. Hall II (SEAL)
Marty L. Hall II

Andra Blair Hall (SEAL)
Andra Blair Hall

North Carolina

County of Forsyth

I, Angela S. Hall, a Notary Public of the above state and county, certify that Marty L. Hall II and Andra Blair Hall personally appeared before me this day and at the same time and place all of the following occurred : (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers, or signed the above document while in my physical presence, and while being personally observed by me doing so.

11-2-19
Date

Angela S. Hall
Notary Public

My Commission Expires:

1-18-2021

ANGELA S. HALL
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires Jan. 18, 2021