



2019047642 00254

FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$600.00**

PRESENTED &amp; RECORDED:

11-25-2019 04:38:12 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPT

**BK: RE 3495****PG: 445-448**

## NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$600.00

D. Nelson, Box 79

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.  
 BY: \_\_\_\_\_

**Mail/Box to: Grantee @ SEE ADDRESS BELOW**This instrument was prepared by H. Dwight Nelson, *Attorney At Law* P.O. Box 902, Rural Hall, NC 27045

Brief description for the index: Two Tracts

**THIS DEED made this the 21st day of November, 2019, by and between:**

<b>GRANTORS</b>	<b>GRANTEE</b>
<b>MICHAEL G. EVANS, unmarried</b> <b>And</b> <b>JOSEPH A. EVANS, unmarried</b> <b>And</b> <b>GINGER EVANS SINK, unmarried</b> <b>All the lawful heirs of ARVEL GRAY EVANS</b> <b>P.O. Box 1619</b> <b>King, NC 27021</b>	<b>PANANA, LLC</b> <b>5324 Moss Creek Lane</b> <b>Clemmons, NC 27012</b>

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, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A"**

**Property address: 6710 University Parkway, Rural Hall, NC 27045****Parcel #6829-19-0190.00**

The property herein above-described was acquired by Grantors in Deed Book 2295, Page 1099 and the Estate of Arvel Gray Evans, 17 E 67, Stokes County, NC.

A map showing the above-described property is recorded in Plat Book 13, Page 80.

This \_\_\_\_\_ was \_\_\_\_\_ was not the Grantor's primary residence.

The 2019 taxes have not been paid.

**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 covenants 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 and 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:

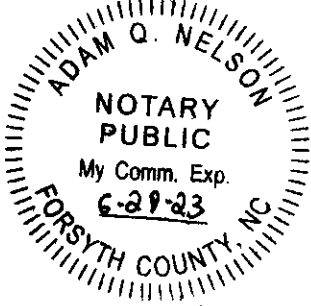
**Any Easements, Right-of-Ways and Restrictions of Record.**

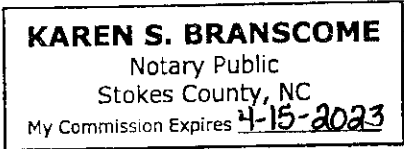
**IN WITNESS WHEREOF**, the Grantor has duly executed the foregoing as of the day and year first above written.

Michael G. Evans (SEAL)  
MICHAEL G. EVANS

Joseph A. Evans (SEAL)  
JOSEPH A. EVANS

Ginger Evans Sink (SEAL)  
GINGER EVANS SINK

<p>Seal-Stamp</p> 	<p>State of North Carolina County of Forsyth</p> <p>I, <u>Adam Q. Nelson</u> the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid certify that <b>MICHAEL G. EVANS</b> personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>25th</u> day of <u>November</u>, 2019.</p> <p><u>Adam Q. Nelson</u> Notary Public</p> <p>My Commission Expires: <u>June 29, 2023</u></p>
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<p>Seal-Stamp</p> 	<p>State of North Carolina County of Forsyth</p> <p>I, <u>Karen S. Branscome</u> the undersigned Notary Public of <u>Stokes</u> County and State aforesaid certify that <b>JOSEPH A. EVANS</b> personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>25th</u> day of <u>November</u>, 2019.</p> <p><u>Karen S. Branscome</u> Notary Public</p> <p>My Commission Expires: <u>4-15-2023</u></p>
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Seal-Stamp

**KAREN S. BRANSCOME**Notary Public  
Stokes County, NCMy Commission Expires 4-15-2023State of North Carolina  
County of Forsyth

I, Karen S. Branscome the undersigned Notary Public  
of Stokes County and State aforesaid certify that **GINGER**  
**EVANS SINK** personally appeared before me this day and voluntarily  
acknowledged the due execution of the foregoing instrument for the  
purposes therein expressed. Witness my hand and Notarial stamp or seal  
this 25th day of November, 2019.

Karen S. Branscome  
Notary Public

My Commission Expires: 4-15-2023

EXHIBIT "A"

TRACT I: Lying and being north of the City of Winston-Salem, in Bethania Township, being known and designated as Lots No. 1, 2, 3 and 4 on map showing Subdivision of Lot 6, in the Division of the lands of Dr. S. S. Flynt Deed, and assigned to Ernestine F. Gilbert in said Division. Said map being recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 13, Page 80.

TRACT II: Lying and being north of the City of Winston-Salem, in Bethania Township, being known and designated as Lots No. 5, 6, 7, 8 and 9 on map showing Subdivision of Lot 6, in the Division of the lands of Dr. S.S. Flynt Deeds, and assigned to Ernestine F. Gilbert in said Division. Said map being recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 13, Page 80.

MCE 11/25/19