

**2020009723 00051**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX

**\$320.00**

PRESENTED & RECORDED

03/09/2020 10:36:44 AM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

**BK: RE 3512**

**PG: 911 - 912**

Submitted electronically by "Law Office of Clint Calaway"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: **\$320.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.: **6856-06-2674.000**

Property Address: **3948 SILVER CHALICE DRIVE, WINSTON-SALEM, NC 27101.**

Mail after recording to: Grantee at property address.

This instrument was prepared by: CLINT CALAWAY, a licensed North Carolina attorney.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS DEED made this 2nd day of March, 2020 by and between

**GRANTOR**

HELIO MUNETON AND WIFE,  
MARIA E. MUNETON

2550 MERRIMONT DRIVE  
WINSTON-SALEM, NC 27106

**GRANTEE**

JOSEPH AUSTIN NEEDHAM, UNMARRIED

5267 SHADOWFAX DRIVE  
KERNERSVILLE, NC 27284

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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT 13, SECTION 1, SILVER CHALICE, RECORDED IN PLAT BOOK 32, PAGE 114 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2455, Page 1429, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 32, Page 114, and referenced within this instrument.

The above described property does include the primary residence of the 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, save and except easements, restrictions, and rights of way as appear of record, and 2020 city-county ad valorem taxes, prorated between parties as of the date of delivery of this deed.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

Helio Muneton (SEAL)  
HELIO MUNETON

Maria E. Muneton (SEAL)  
MARIA E. MUNETON

STATE OF NC  
COUNTY OF Forsyth

I, Clinton Calaway, A Notary Public of Forsyth County, State of NC certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **HELIO MUNETON AND MARIA E. MUNETON**

Witness my hand and official stamp or seal, this the 2 day of March, 2020.

CLINTON CALAWAY  
NOTARY PUBLIC  
Forsyth County  
North Carolina  
My Commission Expires April 30, 2023

Clinton Calaway  
Notary Public  
Print Notary Name: Clinton Calaway  
My Commission Expires: 4/30/23