

2020010872 00210

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$40.00

PRESENTED & RECORDED
 03/16/2020 03:07:44 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: EVELYN R. DIXON
 DPTY

BK: RE 3513**PG: 2439 - 2441****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$40.00

Parcel Identifier No. 5866-41-0038.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee at: 1011 BROOKWAY WEST COURT, LEWISVILLE, NC 27023

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: METES/BOUNDS, FORSYTH COUNTY, NORTH CAROLINA

THIS DEED made this 16th day of March, 2020, by and between

GRANTOR	GRANTEE
LONNIE RICHARD BROWN AND WIFE, VERGIE J. BROWN	ALEENA VIEYRA, SINGLE
FORWARDING ADDRESS: <u>4733 SOUTHWIN DRIVE</u> <u>WINSTON-SALEM, NC 27104</u>	PROPERTY ADDRESS: <u>00 DALTON ROAD</u> <u>LEWISVILLE, NC 27023</u>
PROPERTY ADDRESS IS ____ IS NOT <u>X</u> GRANTOR'S PRIMARY RESIDENCE	

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 **FORSYTH** County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Submitted electronically by "Heather Kiger Law 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 all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2020 and subsequent years.

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

Lonnie Richard Brown (SEAL)
LONNIE RICHARD BROWN

Vergie J. Brown (SEAL)
VERGIE J. BROWN

State of NC – County of Forsyth

I, Diana S. Clinard, a Notary Public of Forsyth County, State of NC, certify that **LONNIE RICHARD BROWN** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 16th day of March, 2020.

(SEAL)

Diana S. Clinard NOTARY PUBLIC Forsyth County North Carolina My Commission Expires February 18, 2025
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Diana S. Cli Notary Public
 My Commission Expires: 2/18/2025

State of NC – County of Forsyth

I, Diana S. Clinard, a Notary Public of Forsyth County, State of NC, certify that **VERGIE J. BROWN** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 16th day of March, 2020.

(SEAL)

Diana S. Clinard NOTARY PUBLIC Forsyth County North Carolina My Commission Expires February 18, 2025
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Diana S. Cli Notary Public
 My Commission Expires: 2/18/2025

EXHIBIT A

Beginning at a iron pipe found along Misty Creek Road, a private road, said pipe being South 30 degrees 51'33" East 301.22 feet from an iron pipe found in the northeast corner of the Nuri Llanaj and Lejda Llanaj property (now or formerly, Deed Book 3426 Page 2244, Forsyth County Registry) the following courses and distances: 1. South 84 degrees 22'26" East 722.03 feet to a calculated point found in Dalton Road, a 60 foot public right of way; thence South 29 degrees 18'33" East 52.43 feet to a calculated point in Dalton Road; thence North 85 degrees 16'13" West 772.36 feet to a iron rod set; thence North 01 degrees 26' 09" East 99.97 feet to a iron pipe found, also the point and place of beginning and containing 1.613 acres more or less according to a survey for Aleena Vieyra by Accurate Surveying, PLLC dated December 19, 2019, Job Number 10862, reference to which is hereby made for a more particular description.