

2020029545 00196

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$524.00

PRESENTED & RECORDED
07/14/2020 03:06:46 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: EVELYN R. DIXON
DPTY

BK: RE 3537
PG: 2754 - 2755

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$ 524.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **6889-74-5301.000**

Mail after recording to: Grantee: 9305 Deer Path Lane, Kernersville, NC 27284

This instrument was prepared by: Bunch & Associates, PLLC 309 Upton Street, Winston Salem, NC 27103

THIS DEED made this 12th day of July, 2020 by and between

GRANTOR

Eugene A. Fulp and wife,
Kimberly F. Fulp
2818 Churchill Court
High Point, NC 27262

GRANTEE

Sarah F. Nix (unmarried)

Property Address:
9305 Deer Path Lane
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 Number 90 & 91 as shown on the Plat of Deer Path, Section One, as recorded in Plat Book 32, at Page 149, Forsyth County Registry, reference to which plat is hereby made for a more particular description.

submitted electronically by "Bunch & Associates"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1859, Page 1767, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 32, Page 149, and referenced within this instrument.

The above described property does does not 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 except for the exceptions hereinafter stated.

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Eugene A. Fulp (SEAL)
Eugene A. Fulp

Kimberly F. Fulp (SEAL)
Kimberly F. Fulp

STATE OF North Carolina

COUNTY Stokes

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Eugene A. Fulp and Kimberly F. Fulp

Witness my hand and official stamp or seal, this the 12th day of July 2020.

My Commission Expires: Jan. 23, 2023

Gerald G. Spough
Notary Public

(SEAL)

Print Notary Name: Gerald G. Spough

