



2020038790 00151

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1.00

PRESENTED & RECORDED:
09-02-2020 02:26:17 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3549
PG: 1319-1321

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1.00 NO TITLE SEARCH/NO CLOSING

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2020.
BY: _____

Mail/Box to: GRANTEE @ SEE ADDRESS BELOW Box 79

This instrument was prepared by H. Dwight Nelson, Attorney At Law P.O. Box 902, Rural Hall, NC27045

Brief description for the index: Tax Lot 101, Block 5175 as shown on the Forsyth County Tax Map

THIS DEED made this the 1ST day of September, 2020, by and between:

| <i>GRANTOR</i> | <i>GRANTEE</i> |
|--|--|
| <p>JENNIFER BROOKE LINVILLE, single 3011 Mountain Brook Trail Winston-Salem, NC 27105</p> | <p>RICHARD GRAY LINVILLE 405 Carpenter Avenue Winston-Salem, NC 27107</p> |

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 ATTACHED EXHIBIT "A" FOR A COMPLETE LEGAL DESCRIPTION.

PROPERTY ADDRESS: 3011 Mountain Brook Trail, Winston-Salem, NC 27105
FORSYTHCO. TAX PIN#: 6849-13-2044.00

As per NCGS § 105-317.2 the foregoing property DOES DOES NOT include the primary residence of the Grantor(s).

The property herein above-described was acquired by Grantor by instrument recorded in Deed Book 3431, Page 1801.

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

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:

Any Easements, Right-of-Ways and/or Restrictions of Record, and Future Ad Valorem Taxes.

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

 _____ (SEAL)
JENNIFER BROOK LINVILLE

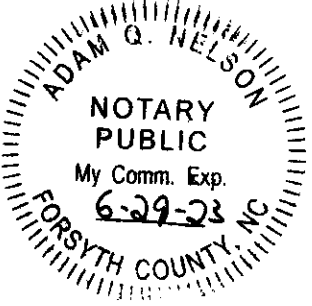
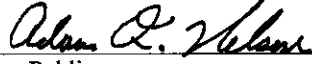
| | |
|--|---|
| <p>Seal-Stamp</p>  | <p>State of NC – County of <u>Forsyth</u></p> <p>I, the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid, certify that JENNIFER BROOK LINVILLE personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and Notarial stamp or seal, this the <u>1st</u> day of <u>September</u>, 2020.</p> <p></p> <p>Notary Public My Commission Expires: <u>June 29, 2023</u></p> |
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Exhibit "A"

Beginning at an iron stake the Northeast intersection of Baux Mountain Road and Mountain Brook Trail, thence from said point of beginning and with the Northern right of way line of Mountain Brook Trail, South 87 degrees 00 minutes East 244.47 feet to an iron stake the Southwest corner of Lot 1 as shown on the plat of section one of Laural Springs recorded in Plat Book 23, Page 33, in the Office of the Register of Deeds of Forsyth County, North Carolina; thence with the West line of Lot 1, North 06 degrees East 54.85 feet; thence North 87 degrees West 234 feet, more or less to the Eastern right of way line of Baux Mountain Road; thence with the Eastern right of way line of Baux Mountain Road, South 16 degrees 47 minutes West 54.86 feet to the point and place of Beginning. Being known as Tax Lot 101, Block 5175 as shown on the Forsyth County Tax Map.