

2020049596 00283

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$21.00

PRESENTED & RECORDED
 11/02/2020 04:47:49 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3563
PG: 1952 - 1953

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$21.00

Parcel Identifier No. **6819-46-0831.000** Verified by _____ County on the ___ day of _____, 20

By: _____

Mail/Box to: _____

This instrument was prepared by: *David T. Kasper, 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.*

Brief description for the Index: **Lot 21B JC Vestal**

THIS DEED made this _____ day of October, 2020, by and between

GRANTOR	GRANTEE
Thomas William Burns, Divorced Sheila H. Burns, Divorced	Andrew Phillips and wife Hannah Phillips

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, parcel of land or condominium unit situated in the City of Rural Hall, Forsyth County, North Carolina and more particularly described as follows:

LYING AND BEING in Bethania Township, Forsyth County, North Carolina, and being known and designated as Lot 21B as shown on the Map of J.C. Vestal Property as recorded in Plat Book 17, Page 49 (1 & 2), in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2731 Page 2789.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

submitted electronically by "Kasper & Payne, P.A."
 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:

Easements and Restrictions of record, if any, and current years Ad Valorem Taxes.

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

Thomas William Burns (SEAL)
Thomas William Burns

Sheila H. Burns (SEAL)
Sheila H. Burns

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that **Thomas William Burns, Divorced**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 2nd day of November, 2020.

My Commission Expires: 11/21/2022
(Affix Seal)

MELANIE J. SNOW
NOTARY PUBLIC
Forsyth County, NC
My Comm. Exp.

Melanie J. Snow
Notary's Printed or Typed Name

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that **Sheila H. Burns, Divorced**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 2nd day of November, 2020.

My Commission Expires: 11/21/2022
(Affix Seal)

MELANIE J. SNOW
NOTARY PUBLIC
Forsyth County, NC
My Comm. Exp.

Melanie J. Snow
Notary's Printed or Typed Name

MELANIE J. SNOW
NOTARY PUBLIC
Forsyth County, NC
My Comm. Exp.