

2021019469 00264

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
04/15/2021 04:53:23 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3602
PG: 1446 - 1448

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ no taxable consideration Recording Time, Book and Page
Tax Lot No. Parcel Identifier No. port. of 6817 56 2119

Mail after recording to Linda Segraves Miller
4446 Bonbrook Dr., Winston Salem, NC 27106

This instrument was prepared by Nicholas J. Overby, Attorney at the request of GRANTOR
Brief description for the Index _____ NO TITLE EXAM AND NO CLOSING
PERFORMED BY DRAFTSMAN

THIS DEED made this 15th day of April, 20 21, by and between

GRANTOR

LINDA SEGRAVES MILLER
4446 Bonbook Dr.
Winston Salem, NC 27106

GRANTEE

LINDA SEGRAVES MILLER
4446 Bonbrook Dr.
Winston Salem, NC 27106

Enter in appropriate block for each party: name, address, and if appropriate, character of entity, e.q. corporation or partnership.

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 the City of _____, _____ Township, Forsyth County, North Carolina, and more particularly described as follows:

BEING that certain property as more particularly described on the attached Exhibit A and incorporated herein by reference.

submitted electronically by "Browder, Overby, Hall & Michaud, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The foregoing property () does () does not include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instrument recorded in DB 3544 , PG 1783

A map showing the above described property is recorded in Plat Book 72 at Page 121

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 claim of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- Easements and restrictions of record, if any.
- 2021 Forsyth County ad valorem taxes a lien but not yet due and payable.

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

Linda Segraves Miller (SEAL)
 Linda Segraves Miller

SEAL-STAMP

NORTH CAROLINA, STOKES COUNTY.

I, a Notary Public of the County and State aforesaid, certify that Linda Segraves Miller, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 15 day of April, 2021.

My Commission Expires: 12-15-2023

Nicholas J. Overby Notary Public

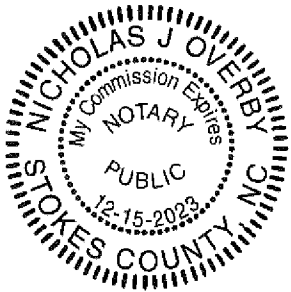


Exhibit A

BEGINNING at an iron rod found, said iron rod found in the western right-of-way line of Bonbrook Drive, said iron rod found further being the northeastern corner of Linda S. Miller, formerly known as Linda S. Davis (DB 1213, PG 1471; Forsyth County Registry and PIN: 6817-55-1946); thence from Point of Beginning North 49° 45' 15" West 148.58 feet to an iron pipe found; thence along a new line North 36° 43' 19" East 100.86 feet to an iron rod set; thence South 39° 31' 05" East 146.80 feet to an iron rod set in the western right-of-way line of Bonbrook Drive; thence South 32° 22' 31" West 75.29 feet to point of BEGINNING, containing 12,731 sq. ft. coming from Forsyth County PIN: 6817-56-2119.000 and being the northern portion of Tract 2 as shown on a survey by William B. Ciccolella, entitled "Prepared for Linda Segraves Miller", dated October 5, 2020 and recorded in Plat Book 72, Page 121, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

The purpose of this deed is to sever the above-described tract from Forsyth County PIN: 6817-56-2119.000. The above-described tract IS NOT to be combined with any other tracts.