

2021028394 00276

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$408.00
PRESENTED & RECORDED
05/27/2021 04:21:52 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE
DPTY

BK: RE 3613
PG: 2214 - 2216

GENERAL WARRANTY DEED

Excise Tax: **\$408.00**

Tax Parcel ID No. 6910-77-3344.000 Verified by _____ County
on the ____ day of _____, 20____ By: _____

Mail/Box to: **Grantee**

This instrument was prepared by: **Thomas G. Jacobs, 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:

THIS DEED, made this the 26 day of May, 2021, by and between

GRANTOR: Timothy Matthew Flinchum, a Free Trader
whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: Thomasine Butler Malloy
whose mailing address is 7660 Jackson Street, Rural Hall, NC 27045
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3373, Page 4409, and being reflected on plat(s) recorded in Map/Plat Book 89, page/slide 584.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

Submitted electronically by "Law Office of Thomas G. Jacobs"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: _____ (SEAL)
Print/Type Name & Title: _____ Timothy Matthew Flinchum

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

State of North Carolina
County of Forsyth

(Official/Notarial Seal)

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:

Timothy Matthew Flinchum
_____ [insert name(s) of principal(s)].

Date: 5-26-2021

Bryanna Johnson
Bryanna Johnson Notary Public
Notary's Printed or Typed Name

Official Seal
Notary Public, NC
County of Stokes
BRYANNA JOHNSON
My Commission Expires 9-13-2024

My Commission Expires:
9-13-2024

State of _____
County of _____

(Official/Notarial Seal)

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:

_____ [insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires:

Exhibit A

BEING KNOWN AND DESIGNATED as Lot No. 3, as shown on the Plat of Minor Subdivision Prepared for Timothy Matthew Flinchum, as recorded in Plat Book 69, Page 99, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is made for a more particular description.