

2021035407 00266FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$495.00**

PRESENTED & RECORDED

07/01/2021 03:59:28 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3622**PG: 2566 - 2570**Mail deed and tax bills to Grantee: **1051 Foxfire Road, Kernersville, NC 27284**

Prepared by: N. Alan Bennett, a North Carolina licensed attorney

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector
upon disbursement of closing proceeds.

Thomas and Bennett, Attorneys, 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$495.00

Brief description: **Lot 45, Pine Knolls****GENERAL WARRANTY DEED**

THIS DEED made this 29th day of June, 2021, by and between:

GRANTOR:**JERRY RYAN WINFREE (unmarried), Individually and as
Administrator-CTA of the Estate of Jerry Meadows Winfree****NICOLE WINFREE BRAND (unmarried)****ANITA WINFREE DURHAM (fka Anita H. Winfree)****and husband,****BOBBY JOE DURHAM**

Grantor address:

c/o Jerry Ryan Winfree

1040 N. Main Street

Kernersville, NC 27284

GRANTEE:**DAVID MICHAEL GARNER**

Grantee address:

1051 Foxfire Road

Kernersville, NC 27284

The property conveyed does not include the primary residence of the Grantor.

WITNESSETHThat 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** which is hereby incorporated by reference.Property Address: **1051 Foxfire Road, Kernersville, NC 27284****Title History: See Exhibit A**Submitted electronically by "Thomas and Bennett"
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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

Jerry Ryan Winfree, Administrator-CTA of the Estate of Jerry Meadows Winfree, does hereby covenant that he has not placed or suffered to be placed any presently existing liens or encumbrances on said premises and that he will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of him as Administrator-CTA of the Estate of Jerry Meadows Winfree insofar as it is his duty to do so by virtue of his office as Administrator-CTA, but no further.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

 (Seal)
Jerry Ryan Winfree (unmarried), Individually and as Administrator-CTA of the Estate of Jerry Meadows Winfree


North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Jerry Ryan Winfree

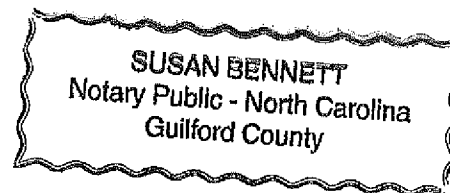
June 29th, 2021

Place notary seal below this line:


 Notary Public

Print/Type Name: Susan Bennett

My Commission Expires: 8-3-2025



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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Nicole Winfree Brand (Seal)
Nicole Winfree Brand (unmarried)

North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Nicole Winfree Brand

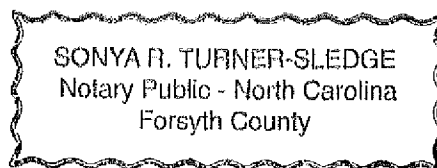
June 30, 2021

Place notary seal below this line:

Sonya R. Turner-Sledge
Notary Public

Print/Type Name: Sonya R Turner - Sledge

My Commission Expires: August 3, 2025



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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Anita Winfree Durham (Seal)
Anita Winfree Durham (fka Anita H. Winfree)

Bobby Joe Durham (Seal)
Bobby Joe Durham

North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Anita Winfree Durham and Bobby Joe Durham

June 30, 2021

Place notary seal below this line:

Sonya R. Turner-Sledge
Notary Public

Print/Type Name: Sonya R. Turner - Sledge

My Commission Expires: August 3, 2025

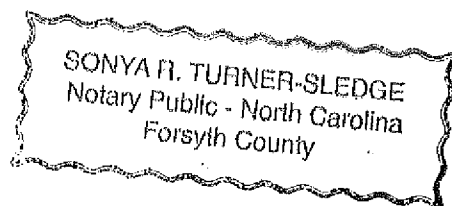


EXHIBIT A

**David Michael Garner
Lot 45, Pine Knolls
1051 Foxfire Road**

Property Description:

BEING KNOWN AND DESIGNATED as **Lot 45 of Pine Knolls**, a map and plat of which is recorded in **Plat Book 23, Page 191 (4 pages)** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

This is the same property as described in Book 1201, Page 1046 and Book 1236, Page 1135, Forsyth County Registry and is designated as Tax PIN 6888-68-0362.00 (Block 5253, Lot 045) on the Forsyth County tax maps.

Title History:

Scott R. Northey and Jerry M. Winfree acquired this property by the deed recorded on April 28, 1977 in Book 1201, Page 1046, Forsyth County Registry.

Scott R. Northey and wife, Susan Marie Northey conveyed Scott R. Northey's one-half (1/2) undivided interest in this property to Jerry M. Winfree and wife, Anita H. Winfree by the deed recorded on May 10, 1978 in Book 1236, Page 1135, Forsyth County Registry.

Subsequently, Jerry M. Winfree and Anita H. Winfree were divorced in Forsyth County Clerk of Courts office in CSC File #05-CVD-5062.

Jerry M. Winfree (aka Jerry Meadows Winfree) died testate on February 10, 2021 and his estate is currently being administered through the Forsyth County Clerk of Courts office in CSC File #21-E-1290. Jerry Ryan Winfree qualified as Administrator-CTA on June 14, 2021. The Will of Jerry Meadows Winfree devised his interest in this property (3/4 undivided interest) to his children: Jerry Ryan Winfree (son) and Nicole Winfree Brand (daughter). The Notice of Creditors has been published and the date for which claims are to be presented is September 17, 2021.