

2021040448 00165FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$70.00PRESENTED & RECORDED
07/28/2021 01:43:28 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPTY**BK: RE 3628**
PG: 3865 - 3868**NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$70.00****Parcel Identifier No.: 6940-72-8860.000**

Brief description for index:

Mail deed/taxes after recording to **Grantee:** 4411 Lake Woussicket Road, Germanton, NC 27019This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 28th day of July, 2021 by and between

GRANTOR: JILDA THUNSTROM sole heir and husband, RONALD ERNST THUNSTROM and LEW A. TUTTLE , sole heir (unmarried) <i>(Richard N. Tuttle - DOD- 1/3/2014)</i> Address: 601 Moser Road King, NC 27021	GRANTEE: LIFE ASSETS, INC – A North Carolina Corporation Address: 4411 Lake Woussicket Road Germanton, NC 27019
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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 Exhibit "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 1540, Page 1701, Forsyth County** Registry.

"This instrument prepared by: PATTI D. DOBBINS, 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."

submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book __, Page __, and referenced within this instrument.

Does the above described property include the primary residence? YES NO

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 exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

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

By: Jilda Thunstrom (SEAL)
JILDA THUNSTROM

WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that JILDA THUNSTROM personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>28th</u> day of <u>July</u> , 2021. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public
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By: Ronald Ernst Thunstrom (SEAL)
RONALD ERNST THUNSTROM

WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that RONALD ERNST THUNSTROM personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>28th</u> day of <u>July</u> , 2021. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public
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By: Lew A. Tuttle (SEAL)
LEW A. TUTTLE

SEALS WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that LEW A. TUTTLE personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>30th</u> day of <u>July</u> , 2021. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public
	(Empty space for additional text or signatures)

EXHIBIT "A"

LEGAL DESCRIPTION:

BEGINNING at a new iron stake located in the Northern right of way line of Lake Woussicket Road, said iron stake being located South $66^{\circ} 15'$ East 339.10 feet from the original Southwest corner of James R. Tuttle as recorded in Deed Book 663, page 294, Forsyth County Registry, said reference point also being the Southeast corner of Henry Dillon (now or formerly); running thence from said point of Beginning, on a new line with James R. Tuttle, North $23^{\circ} 45'$ East 350.0 feet to a new iron stake; running thence South $66^{\circ} 15'$ East 125.00 feet to another new iron stake; running thence South $23^{\circ} 45'$ West 350.0 feet to a new iron stake located in the Northern margin of Lake Woussicket Road; running thence with the Northern margin of Lake Woussicket Road, North $66^{\circ} 15'$ West 125.00 feet to an iron stake, the point and place of BEGINNING. Containing 1.004 acres, more or less, and being a portion of Tax Lot 33D, Block 5124 in Salem Chapel Township, as shown on the Forsyth County Tax Maps. Said description is in accordance with a survey made by Joseph A. Johnson, Jr. R.L.S. dated January 20, 1979.

PROPERTY ADDRESS: 4411 LAKE WOUSSICKET ROAD, GERMANTON, NC 27019

PARCEL ID #: 6940-72-8860.000