

2021051769 00043

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$409.00

PRESENTED & RECORDED
 09/22/2021 09:55:14 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3642**PG: 2278 - 2280**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$409.00**Tax Parcel Identification Number:** 6807-64-2338.000

This instrument was prepared by: T. Lawson Newton, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**Mail Tax Bill to:** 3815 Whitehaven Road, Winston-Salem, NC 27106**Property Address:** 3815 Whitehaven Road, Winston-Salem, NC 27106

Brief description for the Index: Map of Forsyth Forest

 THIS DEED made this 14th day of September, 2021 by and between

GRANTOR

TIMOTHY S. NUGENT and wife,
 ANDREA NUGENT

755 N. Pine Valley Road
 Winston-Salem, NC 27106

GRANTEE

STEVEN MAY and
 MARION PARKER

3815 Whitehaven Road
 Winston-Salem, NC 27106

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 County of **FORSYTH**, State of North Carolina and more particularly described as follows:

**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated
 herein by reference.**

submitted electronically by "Craige Jenkins Liipfert & Walker LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title reference, see the deed recorded in Book 1960 Page 1379, Forsyth County Registry.

THIS IS _____ OR IS NOT ✓ THE GRANTOR'S PRIMARY RESIDENCE

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: subject to easements and restrictions of record, if any; and 2021 property taxes.

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

[Signature] (SEAL) [Signature] (SEAL)
TIMOTHY S. NUGENT ANDREA NUGENT

STATE OF North Carolina

COUNTY OF Forsyth

I, Elizabeth F. Searcy, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Timothy S. Nugent and wife, Andrea Nugent, either being personally known to me or proven by satisfactory evidence (said evidence being N.C. License), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 14th day of September, 2021.

[Signature]
Notary Public
Name: Elizabeth F. Searcy
My Commission Expires: 11/25/2022

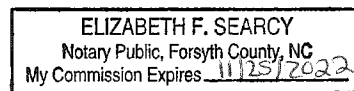


EXHIBIT "A"
PROPERTY DESCRIPTION

BEING KNOWN AND DESIGNATED AS Lot No. 18, as shown on the Map of FORSYTH FOREST, as recorded in Plat Book 21, page 49, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. For further reference, see Deed Book 1830, Page 2326, Forsyth County Registry.

BEING INFORMERLY KNOW AS Tax Lot 18, Block 3636, Winston Township, Forsyth County Tax Records.