

2021062796 00066FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$320.00**

PRESENTED & RECORDED

11/17/2021 09:42:05 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3656**PG: 224 - 226**

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

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 320.00

Parcel Identifier No. 6888-07-1756.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY, TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF THE PROCEEDS.

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 16 day of November, 2021 by and between

GRANTOR

**ROGER A. HUNT AND WIFE, TAMMY R. HUNT F/K/A TAMMY H. HARDY
1025 SALISBURY STREET, APT. A, KERNERSVILLE, NC 27284**

GRANTEE

**WILLIAM F. ALCORN, IV
1999 CARTWRIGHT DRIVE, KERNERSVILLE, NC 27284**

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2959, Page 2810, Forsyth County Registry.

The above described property does does not include the primary residence of the Grantor.

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.

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

Roger A Hunt (SEAL)

ROGER A. HUNT

Tammy R. Hunt (SEAL)

TAMMY R. HUNT

STATE OF NORTH CAROLINA - FORSYH COUNTY

I certify that the following persons personally appeared before me this day, acknowledging to me that he signed the foregoing document: **ROGER A. HUNT AND WIFE, TAMMY R. HUNT.** Witness my hand and official stamp or seal, this the 16 day of November, 2021.

My Commission Expires: 4/30/23

Clinton Calaway
Notary Public

Print Notary Name: 4/30/23

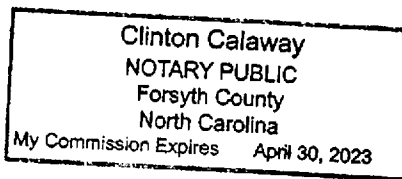
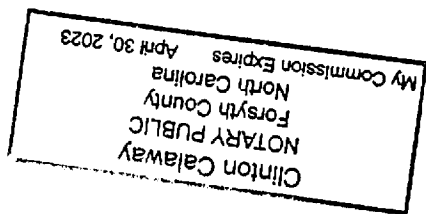


EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot 27, as shown on the Plat of TIPTON ESTATES, Section No. 2, recorded in Plat Book 25, Page 92 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which plat reference is hereby made for a more particular description..

TOGETHER with a permanent, non-exclusive easement for the maintenance, operation or replacement of a water line extending to a well located on Lot 26, Tipton Estates, as said water line now exists on the property, and also together with the right to use water from said well for all reasonable household purposes. This right and easement is appurtenant to and runs with the title to Lot 27.

THIS REAL PROPERTY INCLUDES A MOBILE OR MANUFACTURED HOME WHICH IS PERMANENTLY AFFIXED TO THE REAL PROPERTY, AND CONSIDERED A FIXTURE THERETO, AND A COMPONENT OF THE REAL PROPERTY OF THE BORROWER/GRANTOR. BORROWER/GRANTOR, BEING THE TRUE AND LAWFUL OWNER OF RECORD OF THE MOBILE/MANUFACTURED HOME BEING MORTGAGED WITH THE REAL PROPERTY, DECLARES THAT IT IS BORROWER'S/GRANTOR'S INTENT THAT THE MOBILE/MANUFACTURED HOME LOSE ITS NATURE AS PERSONALTY AND BECOME REALTY. BORROWER/GRANTOR FURTHER DECLARES THAT THE MOBILE/MANUFACTURED HOME SHALL REMAIN PERMANENTLY ATTACHED AS A PART OF THE REAL PROPERTY AND WILL NOT BE REMOVED THEREFROM.

MANUFACTURE DATE: 1981

SERIAL #: 10405426A&B

MAKE/MODEL: GRANDVIEW