

**2021069897 00203**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX**\$542.00**

PRESENTED &amp; RECORDED

12/22/2021 01:18:02 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3665****PG: 152 - 154****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$542.00****Tax Parcel Identification Number: 6825-50-2584.000**

**This instrument was prepared by:** Philip E. Searcy, 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: 858 Madison Ave., Winston Salem, NC 27103****Property Address: 858 Madison Ave., Winston Salem, NC 27103**

Brief description for the Index: Lot No. 172, Ardmore, Section 4

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THIS DEED made this 21<sup>st</sup> day of December, 2021 by and between

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**GRANTOR****TAYLOR BROOKE MILLER f/ka  
TAYLOR BROOKE PISEL  
and husband,  
LEE TODD MILLER****4325 Whittier Road  
Winston Salem, NC 27105****GRANTEE****MAXWELL STANICK and wife,  
MARIAH STANICK****858 Madison Ave.  
Winston Salem, NC 27103**

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.**

For back title reference, see the deed recorded in Book 3443 Page 2300 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.

*Taylor Brooke Miller*

**TAYLOR BROOKE MILLER**

(SEAL)

*Lee Todd Miller*

**LEE TODD MILLER**

(SEAL)

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Karen H. Perdue, a Notary Public for the County of Guilford and State of North Carolina, do hereby certify that Taylor Brooke Miller and Lee Todd Miller either being personally known to me or proven by satisfactory evidence (said evidence being MDL), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

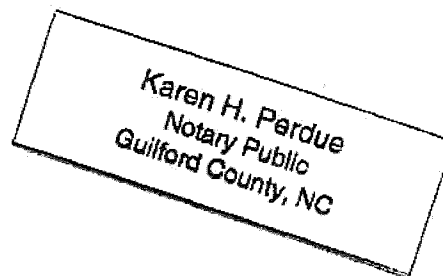
Witness my hand and Notarial stamp or seal this 21<sup>st</sup> day of December, 2021.

*Karen H. Perdue*

Notary Public

Name: Karen H. Perdue

My Commission Expires: 12/5/2022



**EXHIBIT A**

BEING KNOWN AND DESIGNATED as Lot Number 172, as shown on the plat of ARDMORE, SECTION 4, as recorded in Plat Book 2, at Page 96(2) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.