

2021070235 00171FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$440.00**

PRESENTED & RECORDED

12/23/2021 03:04:52 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3665**PG: 2291 - 2293****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$440.00

Parcel Identifier No.: 6805-52-7871

Mail after recording to: John Michael Butler, II, 403 Anita Drive, Winston-Salem, NC 27104

This instrument was prepared by: Apple Payne Law, PLLC, 900 Old Winston Road, 212, Kernersville, NC 27284

Brief Description from the Index: Lots 7-9, Country Club Hills, Addition No. 3

THIS DEED made this 23rd day of December, 2021, by and between

GRANTOR

Thomas P. Benza Jr and Rebecca J. Mabe, husband and wife

1714 Pinnacle Oaks Drive
Rural Hall, NC 27045

GRANTEE

John Michael Butler, II, separated

403 Anita Drive
Winston-Salem, NC 27104

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 _____, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described is or is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 2910, Page 1855, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 12, Page 194, and referenced within this instrument.

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:

Subject to easements, restrictions, and rights of way of record, if any, and 2021 ad valorem taxes to be prorated to date of closing

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Thomas P. Benza Jr.
Thomas P. Benza Jr

Rebecca J. Mabe
Rebecca J. Mabe

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Raven Ash, Notary Public, do hereby certify that Thomas P Benza Jr and Rebecca J Mabe personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 23rd day of Decema, 2021.

RA
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 06/17/2025

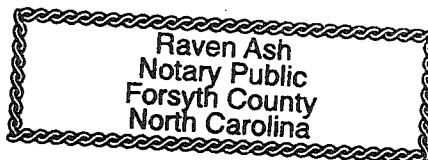


Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot Number 7, 8, & 9, as shown on the Plat of Country Club Hills, Addition No. 3, as recorded in Plat Book 12, Page 194, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6805-52-7871

Property Address: 4806 Tiffany Avenue, Winston-Salem, NC 27104