

2022011791 00193

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

\$360.00

PRESENTED & RECORDED

03/10/2022 03:27:16 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3681

PG: 1034 - 1035

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **360.00**

Parcel Identifier No. 6837-24-2519.000

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.

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 CLOSING PROCEEDS.

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

THIS DEED made this 21 day of February, 2022 by and between

GRANTOR

**IMO JEAN PLEMMONS AND HUSBAND, RONALD J. PLEMMONS
BY AND THROUGH HIS ATTORNEY-IN-FACT,
IMO JEAN PLEMMONS
4590 FORESTDALE COURT, KERNERSVILLE, NC 27284**

GRANTEE

**TIMOTHY B. BURNS
4035 BURNHAM COURT, WINSTON-SALEM, NC 27105**

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:

BEING KNOWN AND DESIGNATED AS LO NO. 11 AS SHOWN ON THE MAP OF NORTHILLS, PHASE I, RECORDED IN PLAT BOOK 24 AT PAGE 97 IN THE OFFICE OF THE REGISTER OF DEEDS FOR FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2859, Page 2831, 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.

Imo Jean Plemmons (SEAL)
IMO JEAN PLEMMONS
Ronald J. Plemmons by Imo Jean Plemmons
Attorney-in-fact (SEAL)

RONALD J. PLEMMONS BY AND THROUGH HIS ATTORNEY-IN-FACT, IMO JEAN PLEMMONS

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, Renee A. Aguilar, a Notary Public of Forsyth County, North Carolina do hereby certify that the following person who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing instrument for the purpose stated therein and, in the capacity indicated:
Imo Jean Plemmons

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, Renee A. Aguilar, a Notary Public for said County and State, do hereby certify that Imo Jean Plemmons, Attorney-in-fact for Ronald J. Plemmons, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of Ronald J. Plemmons, and that the authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds, County of Forsyth, State of North Carolina, on the 10th day of October, 1989 in Deed Book 1678, page 528, and this instrument was executed under and by virtue of the authority given by said instrument granting her Power of Attorney; that the said Imo Jean Plemmons acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of the said Ronald J. Plemmons.

Witness my hand and official seal, this the 21 day of February, 2022.

Renee A. Aguilar, Notary Public

Printed Name of Notary Public:
Renee A. Aguilar

My Commission Expires 2024 2025

