

2022018921 00225FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$224.00

PRESENTED & RECORDED

04/20/2022 04:02:13 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3689

PG: 3362 - 3363

No opinion on title is expressed or implied by the preparer of this document**This instrument prepared by: Jon Overbey, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**

Parcel: 6847-381703.00

Stamps: \$224.00

Mail after recording to: Grantee

Brief Description for index:

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 15th day of April, 2022, by and between

GRANTOR	GRANTEE
MICHAEL Y. MATHYS and wife LINDA MATHYS	RENOVATED HOMES, LLC, a North Carolina Limited Liability Company
1140 Luther Williams Rd Pine Hall, NC 27042	771 Dale Earnhardt Blvd Kannapolis, NC 28081

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 Middlefork Township, Forsyth County, North Carolina, and more particularly described as follows:

BEGINNING at an axle at the southeast corner of Tax Lot 029E of Tax Block 3016, as currently owned by Joan V. Bauguess as recorded in Deed Book 1634, Page 2677, Forsyth County Registry; thence with the eastern line of Bauguess North 01 deg. 58 min. 09 sec. East 84.10 feet to an axle at the Southwest corner of Tax Lot 029A of Tax Block 3016 as currently owned by Lynne Crews Blaylock et al as recorded in Deed Book 1643, Page 657, Forsyth County Registry; thence along the Southern line of Tax Lot 029A of Tax Block 3016, South 88 deg. 27 min. 28 sec. East 59.50 feet to a rebar at the Northwest corner of Tax Lot 029C of Tax Block 3016, currently owned by Michael Y. Mathys, as recorded in Deed Book 1427, Page 1058, Forsyth County Registry; thence with the Northern line of Mathys, South 88 deg. 29 min. 42 sec. East 150.23 feet to an axle in at the Western right-of-way of Monte Vista Street; thence with the Western right-of-way of Monte Vista Street, South 03 deg. 25 min. 00 sec. West 81.36 feet to an iron pin at the Northeastern corner of Tax Lot 008M of Tax Block 2801, as currently owned by the Harry Wilbur Nelson Heirs as recorded in Deed Book 1994, Page 114, Forsyth County Registry; thence with the Northern line of Tax Lot 008M of Tax Block 2801, North 89 deg. 21 min. 53 sec. West 151.00 feet to a point at the Northwest corner of Tax Lot 008M of Tax Block

THIS INSTRUMENT PREPARED BY NANCE & OVERBEY, PLLC, ATTORNEYS AT LAW, SALISBURY, NORTH CAROLINA

submitted electronically by "Nance & Overbey, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

2801 and the Northeastern of Tax 009M of Tax Block 2081, currently owned by Bessie D. Wilson as recorded in Deed Book 2835, Page 3747, Forsyth County Registry; thence with the Northern line of Wilson, North 88 deg. 56 min. 45 sec. West 56.72 feet to the point and place of beginning, and containing 0.39689 acre, more or less.

Being the property conveyed to Grantor by deed recorded in Book 3161, Page 159, Forsyth County Registry. Also see Book 3161, page 155, and Book 1427, page 1058, Forsyth County Registry.

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, 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 hereafter stated.

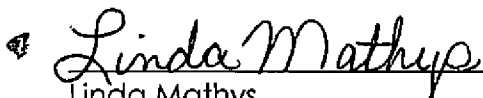
The property herein described does not include the primary residence of the Grantor.

Title to the property hereinabove described is subject to the following exceptions:

- Subject to restrictive covenants, easements, and rights of way of record.

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

 (SEAL)
 Michael Y. Mathys

 (SEAL)
 Linda Mathys

STATE OF NORTH CAROLINA
 COUNTY OF Forsyth

I, a Notary Public for the County and State aforesaid, do hereby certify that Michael Y. Mathys and Linda Mathys personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th of April, 2022.


 Notary Public

My Commission Expires: 9-13-2024

(SEAL)

