

2022025761 00090

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$530.00

PRESENTED & RECORDED
 05/31/2022 12:01:32 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON, DPTY
BK: RE 3698
PG: 550 - 554

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$530.00

Parcel Identifier No. 5896-79-3207.00

Verified by _____ County on the _____ day of _____, 20__

By:

Mail to: Atlas Law, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph D. Orenstein, a licensed North Carolina attorney, for Atlas Law

Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index: Lot 88, Section 1, Whispering Winds PB 25 PG 115

THIS DEED made the 27th day of May, 2022, by and between

GRANTOR	GRANTEE
<p>Gerry J. Overhiser and spouse, Justin A. Overhiser</p> <p>Grantor Address: 383 Armsworthy Road Advance, NC 27006</p>	<p>Ashley Markland Hite and spouse, Aubrey Seth Hite</p> <p>Property Address: 2137 Storm Canyon Road Winston-Salem, NC 27106</p>

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

See Exhibit "A" attached hereto and incorporated by reference.

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 3199, Page 406, Forsyth County Registry.

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

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, rights of way, and other restrictions of record.

(signatures to follow)

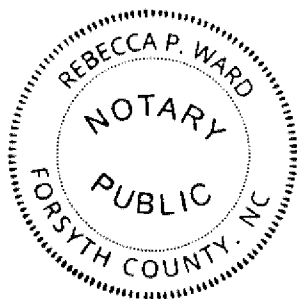
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Gerry J. Overhiser (SEAL)
Gerry J. Overhiser

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Gerry J. Overhiser personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 21st day of May, 2022.



Rebecca P. Ward
Rebecca P. Ward Notary Public
My commission expires: 02/24/2027

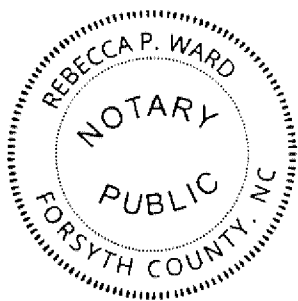
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Justin A. Overhiser (SEAL)
Justin A. Overhiser

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Justin A. Overhiser personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 27th day of May, 2022.



Rebecca P. Ward
Rebecca P. Ward Notary Public
My commission expires: 02/24/2027

Exhibit "A"

**Property of Aubrey Seth Hite and Ashley Markland Hite, husband and wife
2137 Storm Canyon Road**

BEING KNOWN AND DESIGNATED as Lot 88, as shown on the Plat of Whispering Winds, Section 1, as recorded in Plat Book 25 at Page 115, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 3199, Page 406, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 5896-79-3207.00 on the Forsyth County Tax Maps.