

2022040038 00089FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$490.00

PRESENTED & RECORDED

08/29/2022 11:34:13 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3714

PG: 4397 - 4398

**NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$490.00****Parcel Identifier No. 5981-92-3713.000**

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 23rd day of August, 2022 by and between****GRANTOR****TIFFANY BREANA LINVILLE FKA TIFFANY BREANA ALLEN AND HUSBAND, JAMES LINVILLE
1016 DEER RUN LANE, YADKINVILLE, NC 27055****GRANTEE****STEVEN CRAIG OLIVER AND WIFE, MARY OLIVER
150 MAPLE AVENUE, RIVERHEAD, NY 11901****SUBJECT PROPERTY: 3594 MERRY BRIDGE ROAD, TOBACCOVILLE, NC 27050**

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 ALL OF LOT NO. 67 AS SHOWN ON A RECORDED PLAT ENTITLED "THE MEADOWS, SECTION THREE" AS
DEVELOPED BY THE FORTIS CORPORATION, SAID MAP BEING DRAWN BY OTIS A JONES SURVEYING CO., INC.
AND RECORDED IN PLAT BOOK 28, PAGE 194 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY,
NORTH CAROLINA, TO WHICH REFERENCE 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 3312,
Page 4118, 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.

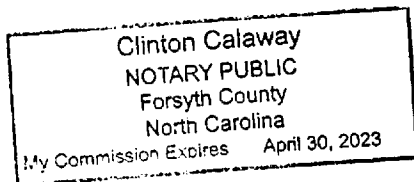
Tiffany Breana Linville (SEAL)
TIFFANY BREANA LINVILLE

[Signature] (SEAL)
JAMES LINVILLE

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following persons personally appeared before me this day, acknowledging to me that they signed the foregoing document: **TIFFANY BREANA LINVILLE AND HUSBAND, JAMES LINVILLE**. Witness my hand and official stamp or seal, this the 25 day of August, 2022.

My Commission Expires: 4/30/23



[Signature]
Notary Public
Print Notary Name: Clinton Calaway