

**Prepared By**Name: ESSIE LINVILLEAddress: 3031 BON AIR AVEWINSTON-SALEMState: N.C. Zip Code: 27105**After Recording Return To**Name: Sharon HairstonAddress: 5601 NOVACK STWINSTON-SALEMState: NORTH CAROLINA Zip Code: 27105**2022041436 00100**

FORSYTH CO, NC FEE \$26.00

**GIFT DEED**

PRESENTED &amp; RECORDED:

09-07-2022 01:13:52 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

**BK: RE 3716****PG: 2773-2775**

Space Above This Line for Recorder's Use

**NORTH CAROLINA GENERAL WARRANTY DEED**STATE OF NORTH CAROLINA  
FORSYTH COUNTYKNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of  
TEN DOLLARS AND OTHER VALUABLE CONSIDERATION (\$ 10.00+ OVC ) in hand paid toESSIE LINVILLE, a GRANTOR, residing at 3031 BON AIR AVE W-S NC 27105,  
County of FORSYTH, City of WINSTON-SALEM, State of NORTH CAROLINA(hereinafter known as the "Grantor(s)") hereby conveys and warrants the title against all  
persons whomsoever to SHARON HAIRSTON, a GRANTEE, residing at  
5601 NOVACK ST W-S N.C. 27105, County of FORSYTH, City of WINSTON-SALEM, State of  
NORTH CAROLINA (hereinafter known as the "Grantee(s)") all the rights, title, interest,  
and claim the property hereby granted in or to the following \*described real estate (\*and  
in Exhibit A if attached), situated in FORSYTH County, North Carolina to-  
wit:

BOOK:1105 PAGE:0806

ATTACHMENT EXHIBIT A: PROPERTY TAX MAP EXHIBIT NOT ATTACHED AT RECORDING

Attachment Exhibit B: Property Description**[INSERT LEGAL DESCRIPTION HERE AND/OR ATTACH EXHIBIT A]****TOGETHER WITH** all the rights, members and appurtenances to the Real Estate in  
anywise appertaining or belonging thereto.Original to: Sharon Hairston

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

Essie C. Linville

Grantor's Signature

ESSIE C. LINVILLE

Grantor's Name

3031 BON AIR AVE.

Address

WINSTON-SALEM N.C. 27105

City, State & Zip

\_\_\_\_\_  
Grantor's Signature

\_\_\_\_\_  
Grantor's Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

STATE OF NORTH CAROLINA)

COUNTY OF FORSYTH)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ESSIE C. LINVILLE whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 31 day of August 2022



Beverly Ratliff-Irby  
Notary Public

My Commission Expires: 8-31-2024

## ATTACHMENT EXHIBIT B:

BEING KNOWN and designated as Lot Number 10 as shown on the map of Country Club Property, Inc. same being of record in Plat Book 14, page 18, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description; being also known as Lot Number 2, and a part of Lot Number 3 of Bon Air Addition, as shown in Plat Book 12, page 39(2) in the Office of the Register of Deeds of Forsyth County, North Carolina.