

2022042565 00169

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$16.00

PRESENTED & RECORDED
09/14/2022 04:12:50 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3717
PG: 3765 - 3767

GENERAL WARRANTY DEED

Excise Tax: **\$16.00**

Tax Parcel ID No. 6836-81-1624.000 Verified by _____ County
on the ____ day of _____, 20____ By: _____

Mail/Box to: i21 ROLLING HILLS RD, MOORESVILLE NC 28117

This instrument was prepared by: Thomas G. Jacobs, 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.

Brief description for the Index:

THIS DEED, made this the 23 day of August, 2022 by and between

GRANTOR:

Elaine Spears Tillman and spouse Regina Tillman, Embra Gale Spears, unmarried and Patricia Spears Harris and spouse Walter Harris

whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: HINCKLEY GAUVAIN, LLC

whose mailing address is 236 Raceway Dr #7, Mooresville, NC 28117
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 1274 Page 133, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.

All or a portion of the property herein conveyed _____ includes or x does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

submitted electronically by "SEAN C. WALKER ATTORNEY AT LAW"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: _____ Elaine Spears Tillman (SEAL)
 Print/Type Name & Title: _____ Elaine Spears Tillman

By: _____ Reginald Tillman (SEAL)
 Print/Type Name & Title: _____ Reginald Tillman

By: _____ Embra Dale Spears (SEAL)
 Print/Type Name & Title: _____ Embra Gale Spears

By: _____ Patricia Spears Harris (SEAL)
 Print/Type Name & Title: _____ Patricia Spears Harris

By: _____ Walter Harris (SEAL)
 Print/Type Name & Title: _____ Walter Harris

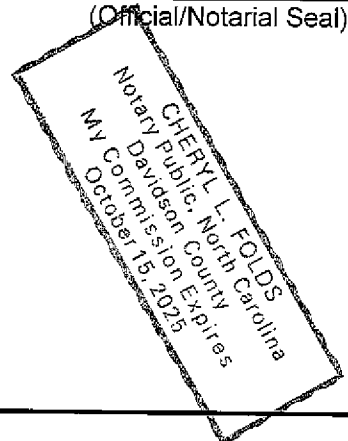
State of North Carolina
County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Elaine Spears Tillman, Reginald Tillman and Embra Gale Spears
_____ [insert name(s) of principal(s)].

Date: 8-23-2022

Cheryl L. Folds Notary Public
Notary's Printed or Typed Name

My Commission Expires:
10-15-2025



State of _____
County of _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Patricia Spears Harris and Walter Harris
_____ [insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires:

(Official/Notarial Seal)

Exhibit A

Fronting on North Street 50 feet, and of that width extending Eastwardly 175 feet and being bounded on the West by North Street, North by Lot No. 21, sold to Chas. B. Moore, East by an alley, and South by Lot No. 25. The above described Lot being known and designated as Lot No. 23 on Eastern Hights Plat, recorded in Book 73, Page 546, Register of Deeds Office of Forsyth County, North Carolina, (North Street as mentioned above is now known as Jackson Avenue).