

2022044680 00189

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$470.00

PRESENTED & RECORDED

09/28/2022 04:26:50 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON, DPTY

BK: RE 3720

PG: 1555 - 1558

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$470.00

Recording Time, Book and Page

Parcel Identifier No. 5981-82-6608.000

Mail after recording to: McGuire & McGuire, P.O. Box 67, Thomasville, NC 27361

This instrument was prepared by: Mark L. McGuire, Attorney at Law

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

GRANTOR

Matthew Avery Shoemaker and wife, Sylvia Shoemaker

Mailing Address: 1006 Caleb Way, Yadkinville, NC 27055

GRANTEE

Derrick Lewis

Mailing Address: 7505 Meadow Green Court, 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 situated in the City of Tobaccoville, Old Richmond Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3179, Page 702, Forsyth County Registry.

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

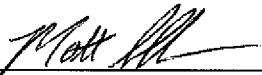
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

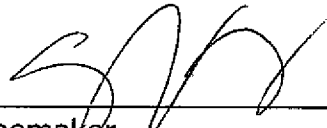
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

Power, telephone and utility, and drainage easements of record or those visible upon the ground, if any; Restrictions of record in Book 1414, Page 12

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

 (SEAL)
Matthew Avery Shoemaker

 (SEAL)
Sylvia Shoemaker

State of North Carolina
County of Davidson

I, the undersigned Notary Public of the County and State aforesaid, certify that the following person(s) appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Matthew Avery Shoemaker and Sylvia Shoemaker

Witness my hand and Notarial stamp or seal this 27th day of September, 2022.


Notary Public

Mark L. McGuire
Typed or Printed Name of Notary Public

My Commission Expires:
12/09/2022

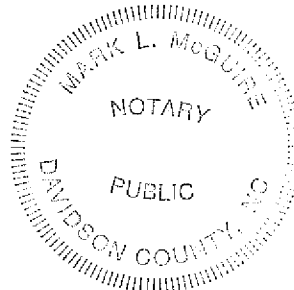


EXHIBIT "A"

BEING all of Lot 60 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 at 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.