

2022047952 00047

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$430.00

PRESENTED & RECORDED
 10/21/2022 11:16:19 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3724

PG: 1654 - 1656

Excise Tax: \$430.00

Recording Information

Drafted by: Tamara A. Fleming, 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.

Mail to: Grantees 3591 Deerhunter Ln., Tobaccoville, NC 27050

Property Address: 3591 Deerhunter Ln., Tobaccoville, NC 27050

Tax Block: 4728A, Lot 074/PIN 5981-92-1177.000

WARRANTY DEED

THIS DEED made this 21 day of October, 2022, by and between, **ScottnRE Properties LLC, a NC Limited Liability Company (Grantor Address: 4890 Three Hill Dr., Winston Salem, NC 27105)** hereinafter referred to as the GRANTORS, to **Kelsey E. Gultekin (married) (Grantee Address: 3591 Deerhunter Ln., Tobaccoville, NC 27050)** ;hereinafter referred to as the GRANTEES;

WITNESSETH:

THE GRANTORS, for valuable consideration paid by the GRANTEES, receipt of which is acknowledged, have and by these presents do convey unto the GRANTEES in fee simple all of land situated (the "property") in Tobaccoville Township, Forsyth County, North Carolina, and more particularly described on attached "**Exhibit A.**"

TO HAVE AND TO HOLD the property and all privileges and appurtenances thereto belonging to the GRANTEES in fee simple.

THE GRANTORS COVENANT with the GRANTEES, that the GRANTORS are seized of the property in fee simple, have the right to convey the property in fee simple, that title is marketable and free and clear of all encumbrances and that the GRANTORS will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property is subject to the following exceptions:

Easements and restrictions of record.

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

The terms GRANTORS and GRANTEES as used herein include the masculine and the feminine, the singular and the plural, as the context requires, and the heirs, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals the day and year first above written.

ScottnRE Properties, LLC

By: *Anne Marie Bachman*
Anne-Marie Bachman -Administrative Member

By: *Scott R Bachman*
Scott Richard Bachman-Executive Manager

STATE OF NORTH CAROLINA , COUNTY OF _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

Anne-Marie Bachman - Administrative Member & Scott Richard Bachman- Executive Manager for ScottnRE Properties LLC, NC Limited Liability Company.

This 21 day of October, 2022.



My commission expires:

5.25.2025

Tamara A. Fleming
 Official Signature of Notary Public

Tamara A. Fleming
 Notary's printed or typed name, Notary Public

EXHIBIT A

BEING KNOWN and designated as Lot No. 74 as set forth on a Map for The Meadows - Section Four recorded in Plat Book 29, Page 198, Forsyth County Registry, to which reference is hereby made for a more particular description.

SUBJECT TO easements and restrictions of record.

FOR BACK TITLE, see Book 3487, Page 762, and Book 2342, Page 4817, Forsyth County Registry. See also Tax Block 4728A, Lot 074/PIN 5981-92-1177.000 located in Tobaccoville Township, Forsyth County, North Carolina.

PROPERTY ADDRESS: 3591 Deerhunter Lane, Tobaccoville, NC 27050

TE/TAF
Gultekin, Kelsey