



2022053984 00070
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
 12-07-2022 12:19:20 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST

BK: RE 3731
PG: 2784-2788

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

NO TITLE SEARCH/NO CLOSING

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2022.
 BY: _____

Mail/Box to: GRANTEE @ SEE ADDRESS BELOW

This instrument was prepared by H. Dwight Nelson, *Attorney At Law* P.O. Box 902, Rural Hall, NC 27045

Brief description for the index: A portion of Motorville Development; Plat Book 12, at page 114.

THIS DEED made this the 22nd day of November, 2022, by and between:

GRANTOR	GRANTEE
<p>MICHAEL G. LUNSFORD and wife, YVONNE S. LUNSFORD 12644 Lincoln Farms Drive Grand Haven, MI 49417 and KAREN CHARLENE MORTON and husband, ERROL DEWITT MORTON, IV 1034 Motor Road Winston-Salem, NC 27105</p> <p>All of the Lawful heirs of SHIRLEY JEAN LUNSFORD</p>	<p>MICHAEL G. LUNSFORD 12644 Lincoln Farms Drive Grand Haven, MI 49417 and KAREN CHARLENE MORTON 1034 Motor Road Winston-Salem, NC 27105</p>

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 FORSYTH County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR A COMPLETE LEGAL DESCRIPTION.

PROPERTY ADDRESS: 1034 Motor Road, Winston-Salem, NC 27105
 FORSYTH CO. TAX PIN#: 6837-68-4558.000

Original To: *D. Nelson*

As per NCGS § 105-317.2 the foregoing property DOES ☐ DOES NOT ☒ include the primary residence of the Grantor(s).

The property herein above-described was acquired from the Estate of Shirley Jean Lunsford file# 21 E 3031.
A map showing the above-described property is recorded in Plat Book 12, Page 114.

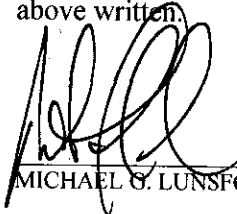
This instrument was prepared by: H. Dwight Nelson, a licensed North Carolina attorney.


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, other than the following exceptions:

Any Easements, Right-of-Ways and/or Restrictions of Record, and Future Ad Valorem Taxes.

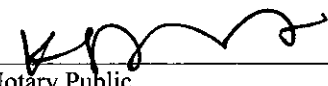
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.


MICHAEL G. LUNSFORD (SEAL)


YVONNE S. LUNSFORD (SEAL)


KAREN CHARLENE MORTON (SEAL)


ERROL DEWITT MORTON, IV (SEAL)

<p>Seal-Stamp</p> <p>KATELYN POST Notary Public, State of Michigan Ottawa County My Commission Expires May 20, 2029 Acting in the County of <u>Kus</u></p>	<p>State of <u>Mn</u> – County of <u>Kus</u></p> <p>I, <u>KateLyn Post</u> the undersigned Notary Public of <u>Ottawa</u> County and State aforesaid, certify that MICHAEL G. LUNSFORD personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and Notarial stamp or seal, this the <u>28</u> day of <u>November</u>, 2022.</p> <p> Notary Public My Commission Expires: <u>05/20/2029</u></p>
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<p>Seal-Stamp</p> <p>KATELYN POST Notary Public, State of Michigan Ottawa County My Commission Expires May 20, 2029 Working in the County of <u>Ken</u></p>	<p>State of <u>MI</u> - County of <u>Ken</u></p> <p>I, <u>Kate Lyn Post</u> the undersigned Notary Public of <u>Ottawa</u> County and State aforesaid, certify that YVONNE S. LUNSFORD personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and Notarial stamp or seal, this the <u>28</u> day of <u>November</u>, 2022.</p> <p><u>Kym</u> Notary Public My Commission Expires: <u>05/20/2029</u></p>
<p>Seal-Stamp</p>	<p>State of _____ - County of _____</p> <p>I, _____ the undersigned Notary Public of _____ County and State aforesaid, certify that KAREN CHARLENE MORTON personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and Notarial stamp or seal, this the _____ day of _____, 2022.</p> <p>_____ Notary Public My Commission Expires: _____</p>
<p>Seal-Stamp</p>	<p>State of _____ - County of _____</p> <p>I, _____ the undersigned Notary Public of _____ County and State aforesaid, certify that ERROL DEWITT MORTON, IV personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and Notarial stamp or seal, this the _____ day of _____, 2022.</p> <p>_____ Notary Public My Commission Expires: _____</p>

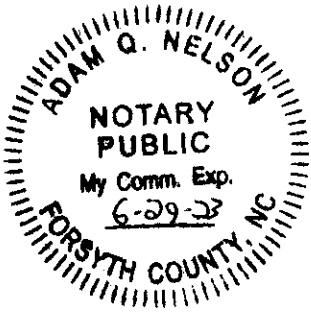
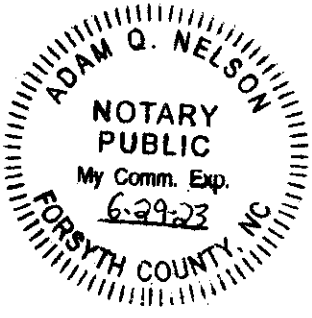
<p>Seal-Stamp</p>	<p>State of _____ - County of _____</p> <p>I, _____ the undersigned Notary Public of _____ County and State aforesaid, certify that YVONNE S. LUNSFORD personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and Notarial stamp or seal, this the _____ day of _____, 2022.</p> <p>_____ Notary Public My Commission Expires: _____</p>
<p>Seal-Stamp</p> 	<p>State of <u>North Carolina</u> - County of <u>Forsyth</u></p> <p>I, <u>Adam Q. Nelson</u> the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid, certify that KAREN CHARLENE MORTON personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and Notarial stamp or seal, this the <u>5th</u> day of <u>December</u>, 2022.</p> <p><u>Adam Q. Nelson</u> Notary Public My Commission Expires: <u>June 29, 2023</u></p>
<p>Seal-Stamp</p> 	<p>State of <u>North Carolina</u> - County of <u>Forsyth</u></p> <p>I, <u>Adam Q. Nelson</u> the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid, certify that ERROL DEWITT MORTON, IV personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and Notarial stamp or seal, this the <u>5th</u> day of <u>December</u>, 2022.</p> <p><u>Adam Q. Nelson</u> Notary Public My Commission Expires: <u>June 29, 2023</u></p>

EXHIBIT "A"

Lying and being on the South side of Motor Road, beginning at a point 25 feet East of the Northeast corner of Lot No. 19, thence Eastwardly along the South side of Motor Road 75 feet to a stake, the Northeast corner of Lot No. 17; thence Southwardly along the East line of Lot No. 17, 280 feet to a stake, the Southeast corner of Lot No. 17; thence westwardly 75 feet to a point in the middle of the South line of Lot No. 18; thence Northwardly on a line in the center of Lot No. 18, 280 feet to a point in the South side of Motor Road, the place of BEGINNING. The same being known and designated as Lot No. 17 and the Eastern one-half of Lot No. 18 as shown on map of property owned by Daisy V. Gilmer (widow) and known as a portion of Motorville Development, plat of which is recorded in the Office of the Register of Deeds of Forsyth County, N.C., in Plat Book 12, at page 114.

Property Address: 1034 Motor Road, Winston-Salem, NC 27105