

2022054120 00025

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$28.00

PRESENTED & RECORDED
 12/08/2022 09:46:56 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3731
PG: 3595 - 3596

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: **\$28.00**

Parcel Identifier No. 6843-27-9043.000

Mail after recording to: Grantee at mailing address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 7 day of December, 2022 by and between**GRANTOR**

NEVA KIMBALL LITTLE AND HUSBAND, HEATH LITTLE
136 MAPLE KNOLL DRIVE, MOCKSVILLE, NC 27028

GRANTEE

KENNTH FLEMING AND BUI THI MINH THAO
506 EAGLE RAY DRIVE, OSSINING, NY 10562
SUBJECT PROPERTY: 0 MORNING STAR LANE, WINSTON-SALEM, NC 27107

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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT NO. 38 AS SHOWN ON THE MAP OF KIMBALL ACRES, SECTION 1 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 67 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3499, Page 4169, Forsyth County Registry.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

Submitted electronically by "Law Office of Clint Calaway"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

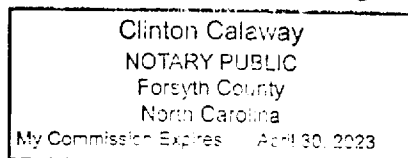
Neva Kimball Little (SEAL)
NEVA KIMBALL LITTLE

Heath Little (SEAL)
HEATH LITTLE

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the *following persons personally appeared before me this day, acknowledging to me that they signed the foregoing document: NEVA KIMBALL LITTLE AND HUSBAND, HEATH LITTLE.* Witness my hand and official stamp or seal, this the 7 day of December, 2022.

My Commission Expires: 4/30/23



Clinton Calaway
Notary Public

Print Notary Name: Clinton Calaway