

2022056674 00128

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$160.00

PRESENTED & RECORDED
 12/29/2022 03:02:16 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3734
PG: 3954 - 3956

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$160.00

Parcel Identifier No.: 6910-77-2316.00

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index:

THIS DEED made this 22 day of December, 2022, by and between

GRANTOR

Timothy Matthew Flinchum, single

Mailing Address: 7206 Broad Street
 Rural Hall, NC 27045

GRANTEE

David B. Gilson, a Free Trader

Property Address: 7665 Pine Street, Rural Hall, NC 27045

Mailing Address: 7665 Pine Street
 Rural Hall, NC 27045

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 Bethania, City of Rural Hall, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? **No**

The property herein described was acquired by Grantor by instrument recorded in Book 3373, Page 4409, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book , Page , and referenced within this instrument.

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:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

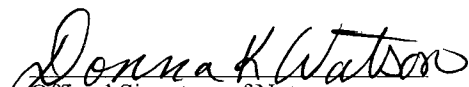
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


Timothy Matthew Flinchum

STATE OF North Carolina
COUNTY OF Forsyth

I, Donna K Watson, Notary Public, do hereby certify that Timothy Matthew Flinchum personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 22 day of December, 2022.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires:

05/03/2027

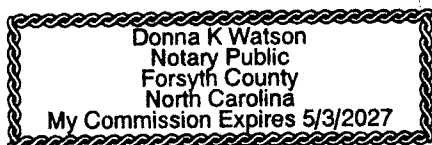


Exhibit "A"

Being ALL of Lot 2 on the plat for Timothy Matthey Flinchum as recorded in Plat Book 69, Page 99, Forsyth County Registry.

Said property is commonly known as 7665 Pine Street, Rural Hall, NC 27045,

Parcel ID # 6910-77-2316.00

Property Address: 7665 Pine Street, Rural Hall, NC 27045