

**2023002243 00113**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$630.00

PRESENTED & RECORDED  
01/23/2023 03:02:29 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST  
BK: RE 3737  
PG: 3238 - 3240

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ 630.00

Parcel Identifier No. 6805-84-3617.000

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 18 day of January, 2023 by and between

**GRANTOR**

**CHRISTOPHER JAMES TIMMINS AND WIFE, JORDAN MONTANA TIMMINS  
209 GANNETT DRIVE, MOORESVILLE, NC 28117**

**GRANTEE**

**SETH B. GENTRY AND WIFE, KAITLIN H. GENTRY  
200 BRADBERRY LANE, WINSTON-SALEM, NC 27104**

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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3651, Page 2246, 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.

Christopher James Timmins (SEAL)  
CHRISTOPHER JAMES TIMMINS

Jordan Montana Timmins (SEAL)  
JORDAN MONTANA TIMMINS

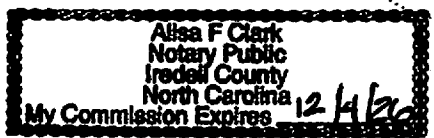
STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following persons personally appeared before me this day, acknowledging to me that they signed the foregoing document: **CHRISTOPHER JAMES TIMMINS AND WIFE, JORDAN MONTANA TIMMINS.** Witness my hand and official stamp or seal, this the 18<sup>th</sup> day of January, 2023.

My Commission Expires: 12/4/2026

Aisa F. Clark  
Notary Public

Print Notary Name: Aisa F. Clark



State of NC, County of Hendersonburg  
Signed before me on this 18<sup>th</sup> day  
of Jan 2023 by [Signature]  
Notary Public [Signature]

**EXHIBIT "A"**

**BEING KNOWN AND DESIGNATED AS LOT 9 AS SHOWN ON THE MAP OF OAKDALE, AS RECORDED IN PLAT BOOK 30, PAGE 116 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.**