

2023006208 00142FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$730.00PRESENTED & RECORDED
02/27/2023 02:27:16 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON, DPTY
BK: RE 3742
PG: 1219 - 1221**NORTH CAROLINA GENERAL WARRANTY DEED**

\$730.00

Parcel Identifier No.: 6875-72-6334

Return after recording to: 514 S. Stratford Road, Suite 333 Winston Salem, NC 27103

Mail tax bills to Grantee: 130 John Ehle Court, Kernersville, NC 27284

This instrument was prepared by: D. Barrett Burge

Brief description for the Index: Lot Number 66, The Authors, Section One

THIS DEED made this *27* day of February 2023, by and between,

GRANTOR	GRANTEE
<p style="text-align: center;">VICTORIA P. LYNCH (WIDOW)</p>	<p style="text-align: center;">ELIZABETH MARTHA MUSSER DAVIS and husband, HUNTER DAVIS Mailing Address: 130 John Ehle Court, Kernersville, NC 27284</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 EXHIBIT A ATTACHED HERETO

Tax Parcel Identification: 6875-72-6334

Property Address: 130 John Ehle Court, Kernersville, NC 27284

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does does not
 include the primary residence of the Grantor(s).The property hereinabove described was acquired in Book 1950, Page 234 Forsyth County Registry. **Franklin J. Lynch**
predeceased on **January 7, 2022**.

A map showing the above-described property is recorded in Plat Book 39, Page 166.

submitted electronically by "D. Barrett Burge"
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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

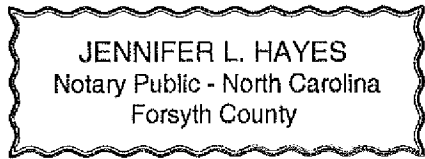
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Victoria P. Lynch (SEAL)
Victoria P. Lynch

State of North Carolina
County of Forsyth

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: **Victoria P. Lynch**

Date: 2/27/23
Jennifer L. Hayes
Notary Public



My Commission Expires: 11-18-2025

Jennifer L. Hayes
printed or typed name of notary public

Exhibit A

BEING KNOWN AND DESIGNATED as Lot Number 66, as shown on the plat entitled The Authors, Section One, Revised (Being a division of Lot 66 of The Authors, Section One) as recorded in Plat Book 39, Page 166 in the Office of the Register of Deeds of Forsyth in County, reference is hereby made for a more particular description.

Any lot herein conveyed which is a part of The Authors shall be subject to the Plan of Development as the same is recorded in Book 1839, at page 3416, in the Office of the Register of Deeds of Forsyth County, North Carolina.

By acceptance and recordation of this deed, as the same relates to the Lot which is herein conveyed and is a part of The Authors, the Grantee and each of them acknowledge that the Lot above described as part of The Authors is conveyed subject to the aforesaid Plan of Development and that the Grantee and each of them shall be obligated to become and remain a member of The Authors Homeowners Association so long as the Grantee and each of them shall own the above described Lot or any Lot in The Authors; that the Grantee and each of them shall be obligated to pay such dues, assessments and other sums as may be imposed from time to time pursuant to the terms of the Plan of Development as referred to above.

130 John Ehle Ct. Kernersville, NC 27284

PIN# 675-72-6334.000