



2023010009 00058

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$450.00

PRESENTED & RECORDED:
03-30-2023 11:54:26 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3746
PG: 3181-3182

Drawn by: George S. Thomas, Bailey & Thomas, P.A., P.O. Box 52, Winston-Salem, NC 27102

NO TITLE SEARCH REQUESTED OR PERFORMED

Mail After Recording To: Christopher Kyle Austin, 915 Lamond Court, Winston Salem NC 27101

Revenue Stamps \$450.00

GRANTOR DID RESIDE IN THIS PROPERTY.

WARRANTY DEED

THIS DEED made this 28 day of March, 2023 by and between

GRANTOR	GRANTEE
<p>Alice Lavonne Austin (a/k/a Lavonne Lemar Austin), unmarried 112 Tilley's Grove Drive Kernersville, NC 27284</p>	<p>Christopher Kyle Austin 915 Lamond Court Winston Salem NC 27101; and</p> <p>William Keith Austin; and</p> <p>Kelly Alden Austin</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, subject to the rights reserved herein, 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:

PIN: 6876-93-6978

Address: 112 Tilley's Grove Drive

BEING KNOWN AND DESIGNATED as Lot 61, as shown on the Final Plat of McCONNELL II, Building 11 and common area, as recorded in Plat Book 63, Page 185 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Original to: John Koment

Being the same identical property acquired by Alice Lavonne Austin in Book 3263, Page 2500, Forsyth County Registry.

THE GRANTOR HEREBY EXPRESSLY RESERVES THE RIGHT TO OCCUPY SUBJECT PROPERTY FOR SO LONG AS SHE CAN OCCUPY THE PREMISES AS HER PRINCIPAL RESIDENCE IN THE ABOVE-DESCRIBED PROPERTY.

The Grantees shall be solely responsible for all maintenance, upkeep, insurance and property taxes on subject property.

TO HAVE AND TO HOLD, subject to the above occupancy rights reserved, the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

1. Ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property.

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

Alice Lavonne Austin (SEAL)
Alice Lavonne Austin

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Alice Lavonne Austin

March 28, 2023.

Place notary seal below this line

Ophelea M. Moore
Notary Public

Print/Type Notary Name: Ophelea M. Moore

My Commission Expires: 6/23/2026

