

2023010130 00179FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$504.00PRESENTED & RECORDED
03/30/2023 03:51:06 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3746
PG: 3843 - 3845**NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$504.00Parcel Identifier No.: 5981-81-3791.000

Return to: Browder, Overby, Michaud & May, PA, PO Box 550, King, NC 27021

This instrument was prepared by: Nicholas J. Overby, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Lot 84. The Meadows. Sect. FourTHIS DEED made this 29 day of March, 2023, by and between:GRANTORCHARLES AUSTIN HAYES
And Spouse
CHRISTIAN KAYLA GARNER
562 W. 2nd St.
Winston Salem, NC 27101GRANTEEBRANDI MARIE GUNTER
7600 Millway Dr.
Tobaccoville, NC 27050

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 the Town of _____, Old Richmond Township, Forsyth County, North Carolina and more particularly described as follows:

For property description, see "EXHIBIT A", attached hereto and incorporated herein by reference.

Submitted electronically by "Browder, Overby, Michaud & May, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3163 page 192.

All or a portion of the property herein conveyed _____ includes or _____ does not include the primary residence of a Grantor.

A map showing a portion of the above described property is recorded in Plat Book 29 page 198.

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:

Easements and Restrictions of Record (if any).

2023 Forsyth County ad valorem taxes a lien but not yet due and payable.

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

Charles Austin Hayes (SEAL)
Charles Austin Hayes

Christian Kayla Garner (SEAL)
Christian Kayla Garner

State of NORTH CAROLINA - County of Stokes

I, the undersigned Notary Public of the County and State aforesaid, certify that Charles Austin Hayes & spouse, Christian Kayla Garner personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 29 day of March, 2023.

My Commission Expires: 09/12/2026

(Affix Seal)

Blake Martin
Blake Martin, Notary Public
(Notary's Printed or Typed Name)

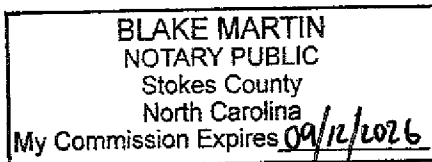


EXHIBIT A

Property Address: 7600 Millway Dr., Tobaccoville, NC 27050

Parcel #5981-81-3791.000

BEING all of Lot No. 84 as shown on a recorded plat entitled "The Meadows, Section Four" as developed by The Fortis Corporation, said map being drawn by Otis A. Jones Surveying Co., Inc. and recorded in PB 29, PG 198 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description.

The above referenced property is subject to the Restrictive Covenants as recorded in DB 1477, PG 630, Forsyth County Registry.