

2023011253 00085

FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
04/10/2023 10:25:37 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3748
PG: 986 - 988

Excise Tax \$.00

Recording Time, Book and Page

Parcel Numbers: 6817-65-0516.000, 6817-65-0305.000, 6817-65-0706.000

Mail after recording to Grantee, _____
This instrument was prepared by Ryan V. McNeill, Attorney at Law, Lexington, NC 27292

Brief Description for the index

Tracts

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made the 10th day of April, 2023, by and between

GRANTOR

Jonathan Van Hunter as Trustee of the Hunter Irrevocable Trust dated October 5, 2020
3 Old Farm Road
Salisbury, NC 28147

GRANTEE

Jonathan Van Hunter (unmarried)
3 Old Farm Road
Salisbury, NC 28147

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 Old Town Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

DEED PREPARATION ONLY - NO TITLE OPINION RENDERED

This property includes the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3556, Page 3304. Billy Van Hunter died on March 14, 2023 a resident of Forsyth County, North Carolina.

A map showing the above described property is recorded in Plat Book 7, Page 92.

Submitted electronically by "Brinkley Walser Stoner, PLLC"
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.

Title to the property hereinabove described is subject to the following exceptions:

All easements, rights-of-ways, restrictions, and reservations of record.

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

Hunter Irrevocable Trust dated October 5, 2020

(Corporate Name)

By:

_____ President

By: *Jonathan Van Hunter* (SEAL)
Jonathan Van Hunter, Trustee

ATTEST:

_____ Secretary (Corporate Seal)

SEAL-STAMP

NORTH CAROLINA, DAVIDSON COUNTY

I certify that the following persons 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: Jonathan Van Hunter as Trustee of the Hunter Irrevocable Trust dated October 5, 2020.

Date: 4/10/2023

Michelle R. McCrary
(Official signature of notary)

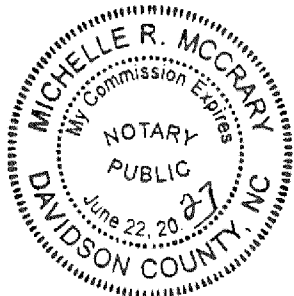


EXHIBIT "A"

BEGINNING at an iron stake on the eastern side of Oldtown Drive, said iron stake being the southeast corner of Lot 31, map of Hodgkin Park, and the southwest corner of the Virginia Cook property and running thence in a southern direction along the eastern edge of Oldtown Drive, 500 feet to an iron stake, the northwest corner of Lot 19; thence eastwardly 186.7 feet along the northern boundary of Lot 19 to an iron stake; thence in a northerly direction, 500 feet to an iron stake, the southeast corner of Virginia Cook; thence along Virginia Cook's southern boundary, 186.1 feet to an iron stake, the place of BEGINNING. BEING KNOWN and designated as Lots 21, 23, 25, 27 and 29 as shown on the map of property of George D. Hodgkin, as recorded in Plat Book 7, Page 92 in the Office of the Register of Deeds of Forsyth County, North Carolina.