

2023011511 00057

FORSYTH COUNTY NC FEE \$51.00
STATE OF NC REAL ESTATE EXT
\$472.00

NON-STANDARD DOC FEE
PRESENTED & RECORDED
04/11/2023 11:39:50 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3748
PG: 2286 - 2288

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 472.00

Parcel Identifier No. 6804496414000 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Justin Taylor, Attorney at Law, PLLC, 4820 Six Forks Road, Suite 200, Raleigh, NC 27609

This instrument was prepared by: Justin Taylor, Attorney at Law, PLLC

Brief description for the Index: 4720/4728 EASTWIN DRIVE

THIS DEED made this 6th day of April, 2023, by and between

GRANTOR	GRANTEE
THOMAS M. JOYCE, TRUSTEE under the THOMAS M. JOYCE TRUST, UTA 12/2/1999 by HARRY R. JOYCE, SR. 469 Carriage Rd Statesville, NC 28677	WORTHY PROPERTIES LLC 5 Lowry Ln Weaverville, NC 28787

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of WINSTON-SALEM, _____ Township, FORSYTH County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3238 page 3931.
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 16 page 189.

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:

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

By: THOMAS M. JOYCE TRUST (Entity Name) Thomas M. Joyce Print/Type Name: _____ (SEAL)

Print/Type Name & Title: THOMAS M. JOYCE TRUSTEE Print/Type Name: _____ (SEAL)

By: THOMAS M. JOYCE (Trustee) Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

State of _____ - County or City of _____

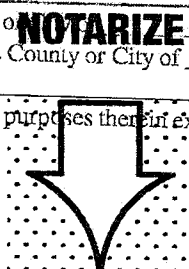
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public (Affix Seal) _____ Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

My Commission Expires: _____ Notary Public (Affix Seal) _____ Notary's Printed or Typed Name



State of North Carolina - County or City of FORSYTH

I, the undersigned Notary Public of the County or City of FORSYTH and State aforesaid, certify that THOMAS M. JOYCE personally came before me this day and acknowledged that he is the TRUSTEE of THOMAS M. JOYCE TRUST, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 31st day of March, 2023.

My Commission Expires: September 02, 2024 (Affix Seal) Melissa Richards **NOTARY PUBLIC** Iredell County, NC My Commission Expires September 02, 2024

Melissa Richards Notary Public
Melissa Richards Notary's Printed or Typed Name

EXHIBIT A

BEING ALL OF LOTS 13, 14, 15, & 16, IN BLOCK "B", AS SHOWN ON MAP RECORDED
IN MAP BOOK 16, PAGE 189, FORSYTH COUNTY REGISTRY.