

2023012076 00100

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$222.00

PRESENTED & RECORDED

04/14/2023 01:11:41 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3749**PG: 930 - 932**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$222.00

 Parcel Identifier No.: 6803-45-4067.000 and 6803-44-
 4991.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

 Brief Description from the Index: Lots 7 and 8, Edgewood Farms

THIS DEED made this 14th day of April, 2023, by and between

GRANTOR

Dianna Lynn Overton and Phillip Lindsay Overton, a married couple

 Mailing Address: 3386 Sally Kirk Road
 Winston-Salem, NC 27106
GRANTEE

William C. Council, Jr. and Mary Council, a married couple

 Property Address: 2697 Lockwood Drive & 0 Lockwood
 Drive, Winston-Salem, NC 27103

 Mailing Address: 2701 Lockwood Drive
 Winston-Salem, NC 27103

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 __, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? **No**

The property herein described was acquired by Grantor by instrument recorded in Book 3532, Page 2313, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 19, Page 33, and referenced within this instrument.

Submitted electronically by "Stegall & Clifford, 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:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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

Dianna Lynn Overton
Dianna Lynn Overton

Phillip Lindsay Overton
Phillip Lindsay Overton

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Kermit Robinson, Notary Public, do hereby certify that Dianna Lynn Overton and Phillip Lindsay Overton personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 14th day of April, 2023.

Kermit Robinson
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/11/26

KERMIT ROBINSON
NOTARY PUBLIC
FORSYTH COUNTY
NORTH CAROLINA
My Commission Expires 10/11/26

Exhibit "A"

Track 1:

Lying and being in South Fork Township, Forsyth County, North Carolina, and being known and designated as Lot No. 7, as shown on the Map of Edgewood Farms as recorded in Plat Book 19, at page 33, in the office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for more particular description of said property. Also, see plat recorded in the office of the Clerk of the Superior Court of Forsyth County in Plat Book 2, page 54. The above described property is subject to restrictive covenants as shown in Commissioner's Deed from L. V. Scott, Commissioner to J. K. Miller and his wife, Mary Lou R. Miller, being recorded in Book 773, page 367, Forsyth County Registry. This being the same property conveyed to Grantors by deed from J.K. Miller and wife, Mary Lou R. Miller dated September 10, 1964 and recorded September 15, 1964 in Deed Book 888, Page 490, Forsyth County Registry.

Track 2:

Lying and being in South Fork Township, Forsyth County, North Carolina, and being known and designated as Lot No. 8, as shown on the Map of Edgewood Farms as recorded in Plat Book 19, at page 33, in the office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for more particular description of said property. Also, see plat recorded in the office of the Clerk of the Superior Court of Forsyth County in Plat Book 2, page 54. The above described property is subject to restrictive covenants as shown in Commissioner's Deed from L. V. Scott, Commissioner to J. K. Miller and his wife, Mary Lou R. Miller, being recorded in Book 773, page 367, Forsyth County Registry. This being the same property conveyed to Grantors by deed from J.K. Miller and wife, Mary Lou R. Miller dated September 10, 1964 and recorded September 15, 1964 in Deed Book 888, Page 489, Forsyth County Registry.

Parcel ID # 6803-45-4067.000 and 6803-44-4991.000

Property Address: 2697 Lockwood Drive & 0 Lockwood Drive, Winston-Salem, NC 27103