

2023018081 00087FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1620.00PRESENTED & RECORDED
05/31/2023 12:35:17 PM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY**BK: RE 3756****PG: 2487 - 2488****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$ 1,620.00

Parcel Identifier No.: 6807-73-3135 (Block 6371, Lot 208)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 121 Fernleaf Lane, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Lot 208, Greenbrier Farm, Phase III, Section 2

THIS DEED made this 31st day of May, 2023 by and between,

GRANTOR	GRANTEE
VINCENT W. HELMINTOLLER, III and wife, TAMARA H. HELMINTOLLER	JEFFERY P. MAXWELL and wife, ANGELA ANN MAXWELL
Mailing Address: 11 Dustin Loop, Bluffton, SC 29910	Mailing Address: 121 Fernleaf Lane, Winston-Salem, NC 27106

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

Being known and designated as Lot 208, as shown on the map of GREENBRIER FARM, PHASE III, SECTION 2, as recorded in Plat Book 41, Page 138, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 121 Fernleaf Lane, Winston-Salem, NC 27106

The property does include the primary residence of the Grantor.

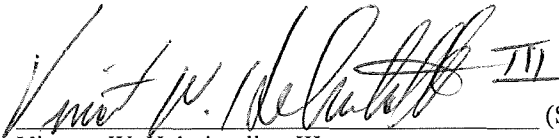
The property hereinabove described was acquired by Grantor by instruments recorded in Book 3451, Page 632, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 41, Page 138.

Submitted electronically by "Kangur & Porter, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

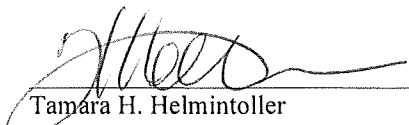
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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



Vincent W. Helmintoller, III (SEAL)



Tamara H. Helmintoller (SEAL)

State of North Carolina, County of Forsyth

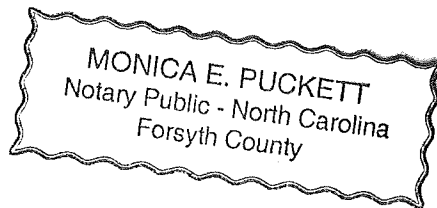
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Vincent W. Helmintoller, III and, Tamara H. Helmintoller.**

Date: 5/23/23



Notary Public

Monica E. Puckett
printed or typed name of notary public



My Commission Expires: 8/4/26