

2023018227 00233

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$210.00

PRESENTED & RECORDED
 05/31/2023 04:33:22 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3756
PG: 3432 - 3433

Mail deed and tax bills to Grantee: **4351 Old Town Drive, Winston-Salem, NC 27106**

Prepared by: N. Alan Bennett (Thomas and Bennett), a North Carolina licensed attorney
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax
 collector upon disbursement of closing proceeds.
 116 S. Cherry Street, Suite C, Kernersville, NC 27284
 (No Title Search or closing requested or performed by Drafting Attorney)

Excise Tax: **\$ 210.00**

Brief description: **Lot 21, George D. Hodgin property**

GENERAL WARRANTY DEED

THIS DEED made this 26th day of May, 2023, by and between:

<p>GRANTOR:</p> <p>JONATHAN VAN HUNTER (unmarried)</p> <p>Grantor address: 3 Old Farm Road Salisbury, NC 28147</p>	<p>GRANTEE:</p> <p>MARY BANKS , unmarried</p> <p>Grantee address: 4351 Old Town Drive Winston-Salem, NC 27106</p>
<p>The property conveyed does not include the primary residence of the Grantor.</p>	

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 21 of the George D. Hodgin property**, a map and plat of which is recorded in **Plat Book 7, Page 92** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

This is part of the property as described in Book 3748, Page 986, Forsyth County Registry and is designated as Tax PIN 6817-65-0305.00 (Block 2203, Lot 021) on the Forsyth County tax maps.

Property Address: **4351 Old Town Drive, Winston-Salem, NC 27106**

Submitted electronically by "Midtown Property Law"
 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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Jonathan Van Hunter (Seal)
Jonathan Van Hunter (unmarried)

North Carolina, Forsyth County

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 therein and in the capacity indicated:

Jonathan Van Hunter

May 26, 2023

Place notary seal below this line:

Lurray H. Jordan
Notary Public

Print/Type Name: Lurray H. Jordan

My Commission Expires: May 14, 2028

