

**2023022148 00214**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$530.00**

PRESENTED & RECORDED  
06/29/2023 04:16:13 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

**BK: RE 3761**  
**PG: 2360 - 2362**

**NORTH CAROLINA GENERAL WARRANTY DEED**

**Excise Tax:** \$530.00

**Parcel Identifier No.:** 6817 56 1242

**Return to:** Browder, Overby, Michaud & May, PA, PO Box 550, King, NC 27021

**This instrument was prepared by:** Nicholas J. Overby, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. No title exam and no closing performed by draftsman.

**Brief description for the Index:** ~~Not a representation of Deed 2, PP 72, PG 124~~

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

GRANTOR

**LINDA SEGRAVES MILLER**  
And Husband,  
**BUDDY MILLER**  
4446 Bonbrook Dr.  
Winston Salem, NC 27106

GRANTEE

**NICHOLAS W. HOFSTETTER**  
And Wife,  
**MAMIE R. HOFSTETTER** ★  
And  
**PHYLLIS S. WILSON** ★  
4500 Bonbrook Dr.  
Winston Salem, NC 27106

*\*joint tenants with right  
of survivorship*

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 the Town of \_\_\_\_\_, \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows:

**For property description, see "EXHIBIT A", attached hereto and incorporated herein by reference.**

Submitted electronically by "Moss Woods PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3602 page 1446.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or x does not include the primary residence of a Grantor.

A map showing a portion of the above described property is recorded in Plat Book 72 page 121.

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:

Easements and Restrictions of Record (if any).

2023 Forsyth County ad valorem taxes a lien but not yet due and payable.

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

Linda Segraves Miller (SEAL)  
Linda Segraves Miller

Buddy Miller (SEAL)  
Buddy Miller

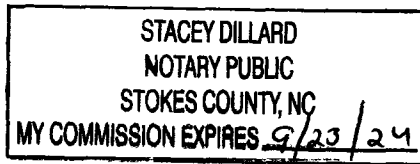
State of NORTH CAROLINA - County of STOKES

I, the undersigned Notary Public of the County and State aforesaid, certify that Linda Segraves Miller & husband, Buddy Miller 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 26 day of June, 2023.

My Commission Expires: 9/23/24

Stacey Dillard (Signature)  
Stacey Dillard, Notary Public  
(Notary's Printed or Typed Name)

(Affix Seal)



**EXHIBIT "A"**

Being all of Lot 1 as shown on that plat recorded in Plat Book 72, Page 121 in the Office of the Register of Deeds of Forsyth County, North Carolina, save and except all of that land described in Deed Book 3668, Page 3292.