

2023022266 00105

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$830.00

PRESENTED & RECORDED
 06/30/2023 12:49:03 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3761
PG: 2988 - 2990

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$830.00

Parcel Identifier No. 6887-97-6771

Mail/Box to: Grantee: _____

This instrument was prepared by: Moss Woods PLLC (Jason Moss)

THIS DEED made this 30th day of June, 2023, by and between

GRANTOR

Renee Lynn Hinesley (single)*

1013 McBride Road
 Mount Airy, NC 27030

GRANTEE

Kolton Hunter Wade and Tenay Fletcher*

2805 Colchester Drive
 Kernersville, NC 27284

*Joint Tenants with Rights of Survivorship

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 or parcel of land situated in the City of Kernersville, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto.

*Robert Harvey Hinesley is deceased (22 E 1537).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2887, Page 4304.

All or a portion of the property herein conveyed includes the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 25, Page 194.

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.

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 easements, covenants, restrictions and rights-of-way of record, if any.

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

Renee Lynn Hinesley (SEAL)
Renee Lynn Hinesley

____ (SEAL)

North Carolina

County of Guilford

I, Sarah Dorr, a Notary Public of the above state and county, certify that Renee Lynn Hinesley personally appeared before me this day and at the same time and place all of the following occurred : (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers, or signed the above document while in my physical presence, and while being personally observed by me doing so.

6/30/2023
Date

S. Dorr
Notary Public

My Commission Expires:

3/20/2027

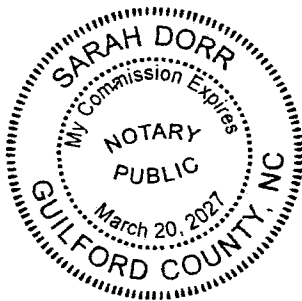


EXHIBIT A

Beginning at a ½-inch existing iron pin in the northern right of way of Bobby Lane and being the southwest corner of Gottfried (Book 2853, Page 2046), thence from said point and place of beginning and running along the northern right of way of Bobby Lane North 89 degrees 51 minutes 11 seconds West 202.61 feet to a point at the northeast intersection of Bobby Lane and Colchester Drive; thence along the eastern line of Colchester Drive North 03 degrees 04 minutes 00 seconds West 182.36 feet to a ½-inch existing iron pin in the eastern line of Colchester Drive and being the southwest corner of Walker (Book 3728, Page 4073); thence along the southern line of Walker the following three courses and distances (1) North 69 degrees 36 minutes 49 seconds East 69.76 to a ½-inch existing iron pin; (2) North 88 degrees 30 minutes 57 seconds East 27.37 feet to a ½ inch existing iron pin; (3) South 66 degrees 49 minutes 18 seconds East 153.38 feet to a ½ inch existing iron pin in the eastern line of Walker and being in the western line of Gottfried; thence along Gottfried's western line South 41 degrees 56 minutes 51 seconds West 32.52 feet to an existing axle 1 inch down, then continuing South 02 degrees 30 minutes 20 seconds East 124.33 feet to the point and place of beginning. This property contains approximately 0.89 acres and is shown on the Map of Survey for Wade and Fletcher prepared by Joseph Stutts, dated 6/14/23, to which reference is hereby made. This property is part of Lot 11 and part of Lot 10 of Plat Book 25, Page 194, and is subject to the easement identified in Book 2887, Page 4304.