

2023031202 00027

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 09/12/2023 09:41:48 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3772
PG: 2145 - 2149

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

PIN: 6838-70-4978.000

Mail/Box to: Grantee

This instrument was prepared by: T. Dan Womble, Attorney at Law, 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: 1215 Winfield Drive, Winston-Salem, NC 27105

THIS DEED made this 4 day of Sept, 2023 by and between

GRANTOR	GRANTEE
Debbie Stout (f/k/a Debbie G. Hutchins) Successor Co-Trustee and Roderick L. Bowman, Successor Co-Trustee of the Zeno and Barbara Hutchins Family Trust 4339 Shadi-Green Lane Plafftown, NC 27040	Jose Espinal 3970 N. Liberty Street Winston-Salem, NC 27105

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 in all that certain lot, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached.

Property Address: 1215 Winfield Drive, Winston-Salem, NC 27105

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2853, Page 4154, Forsyth County Registry.

All or a portion of the property herein conveyed ☐ includes or ☒ does not include the primary residence of a Grantor.

Submitted electronically by "T Dan Womble Attorney"
 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: Easements and restrictions of record, if any; 2023 taxes are to be pro-rated.

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

The Zeno and Barbara Hutchins Family Trust

By: Debbie Stout (SEAL)
Debbie Stout (f/k/a Debbie G. Hutchins)
Successor Co-Trustee

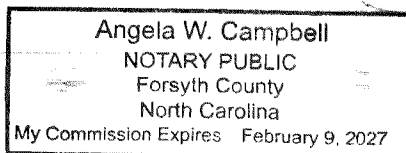
By: _____ (SEAL)
Roderick L. Bowman
Successor Co-Trustee

State of NC - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Debbie Stout (f/k/a Debbie G. Hutchins) Successor Co-Trustee of the Zeno and Barbara Hutchins Family Trust 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 12 day of September 2023.

My Commission Expires:
(Affix Seal)



Angela W. Campbell Notary Public
Notary's Printed or Typed Name

State of _____ - County of _____

I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that Roderick L. Bowman, Successor Co-Trustee of the Zeno and Barbara Hutchins Family Trust 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 _____ day of _____ 2023.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

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 taxes are to be pro-rated.

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

The Zeno and Barbara Hutchins Family Trust

By: (SEAL)
Debbie Stout (f/k/a Debbie G. Hutchins)
Successor Co-Trustee

By: *Roderick L. Bowman* (SEAL)
Roderick L. Bowman
Successor Co-Trustee

State of _____ - County of _____

I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that Debbie Stout (f/k/a Debbie G. Hutchins) Successor Co-Trustee of the Zeno and Barbara Hutchins Family Trust 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 _____ day of _____, 2023.

My Commission Expires:
(Affix Seal)

SEE ATTACHED

Notary's Printed or Typed Name

Notary Public

State of _____ - County of _____

I, the undersigned Notary Public of the County of _____ and State aforesaid, certify that Roderick L. Bowman, Successor Co-Trustee of the Zeno and Barbara Hutchins Family Trust 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 _____ day of _____, 2023.

My Commission Expires:
(Affix Seal)

Notary's Printed or Typed Name

Notary Public

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of KERN

On SEPTEMBER 4, 2023 before me, JAN FISHER Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared RODERICK L. BOWMAN
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: NORTH CAROLINA GENERAL WARRANTY DEED

Document Date: SEPTEMBER 4, 2023 Number of Pages: 1

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

EXHIBIT "A"

Being known and designated as Lot #7 as shown on the Map of J. W. Fulp Property, being located on Old Rural Hall Road as shown on the Map of Pleasant View, Section 2, recorded in Plat Book 6, Page 151, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which Plat is hereby made for a more particular description thereof.

SAVE AND EXCEPT FOR those portions of Lot # 7, previously conveyed to C. A. Stewart, Jr., by the Deed recorded in Deed Book 709, Page 63, Forsyth County Register of Deeds Office.

Address: 1215 Winfield Drive, Winston-Salem, NC