

2023032031 00167

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$382.00

PRESENTED & RECORDED
09/18/2023 03:45:55 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3773
PG: 2000 - 2002

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ *382*

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument prepared by: Kenneth S. Lucas, Jr, a licensed North Carolina attorney. Delinquent taxes if any, to be paid by closing attorney to county tax collector upon disbursement of closing proceeds.

THIS DEED made this 11th day of September 2023 by and between

GRANTOR

Mark D. Muncus (unmarried)
1819 Angelo Street
Winston Salem, NC 27104

GRANTEE

Daniel Barnhart and spouse,
Darion Barnhart
5557 Pineview Drive
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, all that certain lot or parcel of land and more particularly described as follows:

See attached Exhibit A

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2649, Page 2574, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book ____, Page ____, and referenced within this instrument.

The above-described property does does not include the primary residence of the Grantor.

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 exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: Covenants & Restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME) Mark D. Muncus (SEAL)
Mark D. Muncus

By: _____ (SEAL)
Title: _____

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 signed the foregoing document: Mark D. Muncus.
Witness my hand and official seal this 11th day of September 2023.

My Commission Expires: January 5, 2024

Patricia D. Melton
Notary Public

Print Notary Name: Patricia D. Melton

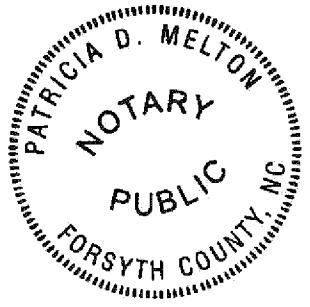


Exhibit A

Beginning at an existing iron stake along the eastern right of way line of Pine View Drive, said iron stake marking the northwest corner of the within described property and the southwest corner of the Lee Roy Blalock, Jr. property (Tract 1 in Deed Book 1236, Page 233, Forsyth County Registry); thence from said BEGINNING point South 88 deg. 55' 00" East 169.78 feet to a new iron stake along the Blalock line; thence a new line South 05 deg. 15' 48" West 120.66 feet to a new iron stake along an old road and also marking the southeast corner of the within described property; thence North 87 deg. 11' 51" West 169.49 feet to a new iron stake marking the southwest corner of the within described property and also being along the eastern right of way line of Pine View Drive; thence along the eastern right of way line of Pine View Drive North 05 deg. 15' 48" East 115.56 feet to an existing iron stake marking the point and place of BEGINNING and containing 20,000 square feet, more or less. This description is in accordance with a survey prepared by Ronald Lee Oxendine, R.L.S. entitled "Survey for Josef Windisch"; dated November 7, 1995; and further designated as Job No. 950037. Together with improvements located thereon; said property being located at 5557 Pine View Drive, Winston-Salem, North Carolina.

The above-described property is the western portion of that property described as Tract 1 in Deed Book 1789, Page 1987, Forsyth County Registry and is further designated as the western portion of Tax Lot 9 in Block 2999 on the Forsyth County Tax Maps.