

2023033405 00156FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$544.00PRESENTED & RECORDED
09/28/2023 04:10:55 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3775
PG: 681 - 683

Excise Tax: \$544.00

Tax Info: PIN 6876-93-6978.00

Mail deed & tax bills to: Grantee(s) @ 112 Tilley's Grove Drive, Kernersville, NC 27284

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

Lot 61 of McConnell II, Building 11

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 27 day of September, 2023 by and between

GRANTOR	GRANTEE
<p>CHRISTOPHER KYLE AUSTIN and spouse, ROBIN M. AUSTIN</p> <p>Grantor Address: 915 Lomond Court Winston-Salem, NC 27101</p> <p>WILLIAM KEITH AUSTIN and spouse, DONNA I. AUSTIN, by and through CHRISTOPHER KYLE AUSTIN, Agent</p> <p>Grantor Address: 8455 N. Pine Needle Terrace Crystal River, FL 34428</p> <p>KELLY ALDEN AUSTIN and spouse, ANGELINA B. AUSTIN, by and through CHRISTOPHER KYLE AUSTIN, Agent</p> <p>Grantor Address: 4529 Old Cape Road Castle Rock, CO 80104</p>	<p>PIPER WILLIS HENDRIX</p> <p>Grantee Address: 112 Tilley's Grove Drive Kernersville, NC 27284</p>

Enter in appropriate block for each party: name, 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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows: **BEING KNOWN AND DESIGNATED as Lot 61 as shown on the map of the FINAL PLAT OF McCONNELL II, BUILDING 11, as recorded in Plat Book 63, Page 85 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3746, Page 3181. A map showing the above described property is recorded in Plat Book 63, Page 185.

Submitted electronically by "Schell Law Office, PA"
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: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2023 AD VALOREM TAXES.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed _____ does or X does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

Ch Kyle Austin (SEAL) Robin M Austin (SEAL)
CHRISTOPHER KYLE AUSTIN ROBIN M. AUSTIN

William Keith Austin By Chris Kyle Austin AGENT (SEAL) Donna I Austin By Chris Kyle Austin AGENT (SEAL)
WILLIAM KEITH AUSTIN by DONNA I. AUSTIN by
CHRISTOPHER KYLE AUSTIN, Agent CHRISTOPHER KYLE AUSTIN, Agent

Kelly Alden Austin By Chris Kyle Austin AGENT (SEAL) Angelina B Austin By Chris Kyle Austin AGENT (SEAL)
KELLY ALDEN AUSTIN by ANGELINA B. AUSTIN by
CHRISTOPHER KYLE AUSTIN, Agent CHRISTOPHER KYLE AUSTIN, Agent

SEAL-STAMP

A. GREGORY SCHELL
Notary Public, North Carolina
Forsyth County
My Commission Expires
February 18, 2024

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, A. GREGORY SCHELL, a Notary Public for the aforesaid County and State, do hereby certify that CHRISTOPHER KYLE AUSTIN and ROBIN M. AUSTIN, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes stated therein. Witness my hand and official stamp or seal, this the 27 day of September, 2023.

A. Gregory Schell
Notary Public Name: A. GREGORY SCHELL
My commission expires: 2/18/2024

SEAL-STAMP

A. GREGORY SCHELL
 Notary Public, North Carolina
 Forsyth County
 My Commission Expires
 February 18, 2024

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, A. GREGORY SCHELL, Notary Public for the aforesaid County and State, do hereby certify that CHRISTOPHER KYLE AUSTIN, either being personally known to me or proven by satisfactory evidence, who is the Agent for WILLIAM KEITH AUSTIN and DONNA I. AUSTIN, personally appeared before me this day, and being by me duly sworn, acknowledged that he voluntarily executed the foregoing and annexed instrument for and in behalf of the said WILLIAM KEITH AUSTIN and DONNA I. AUSTIN, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded at Book 3775, Page 388 in the office of the Register of Deeds for Forsyth County, North Carolina on the 27 day of September, 2023, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him Power of Attorney. I do further certify that the said CHRISTOPHER KYLE AUSTIN acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said WILLIAM KEITH AUSTIN and DONNA I. AUSTIN. Witness my hand and seal, this the 27 day of September, 2023.



Notary Public Name: A. GREGORY SCHELL
 My commission expires: 2/18/2024

SEAL-STAMP

A. GREGORY SCHELL
 Notary Public, North Carolina
 Forsyth County
 My Commission Expires
 February 18, 2024

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, A. GREGORY SCHELL, Notary Public for the aforesaid County and State, do hereby certify that CHRISTOPHER KYLE AUSTIN, either being personally known to me or proven by satisfactory evidence, who is the Agent for KELLY ALDEN AUSTIN and ANGELINA B. AUSTIN, personally appeared before me this day, and being by me duly sworn, acknowledged that he voluntarily executed the foregoing and annexed instrument for and in behalf of the said KELLY ALDEN AUSTIN and ANGELINA B. AUSTIN, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded at Book 3775, Page 386 in the office of the Register of Deeds for Forsyth County, North Carolina on the 28 day of September, 2023, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him Power of Attorney. I do further certify that the said CHRISTOPHER KYLE AUSTIN acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said KELLY ALDEN AUSTIN and ANGELINA B. AUSTIN. Witness my hand and seal, this the 27 day of September, 2023.



Notary Public Name: A. GREGORY SCHELL
 My commission expires: 2/18/2024