

2023036099 00048

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$160.00

PRESENTED & RECORDED
10/23/2023 12:19:31 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3778
PG: 1577 - 1579

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$160.00 Recording Time, Book and Page
Parcel Identifier No. 6834-59-6149.000
Mail after recording to: McGuire & McGuire, P.O. Box 67, Thomasville, NC 27361

This instrument was prepared by: Mark L. McGuire, 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.

THIS DEED made this the 19th day of October, 2023, by and between

GRANTOR

MICHAEL D. JEWELL and wife, DAWN MARIE JEWELL

Mailing Address: 8664 Harding Avenue, Center Line, MI 48015

GRANTEE

DANIEL M. QUINNELL, JR.

Mailing Address: 325 Dixie Broadway, Winston-Salem, NC 27127

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

Submitted electronically by "Mark L. McGuire, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

or parcel of land situated in Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT 50 AS SHOWN ON PLAT KNOWN AS "DIXIE HEIGHTS", PLAT OF SAID PROPERTY BEING RECORDED IN PLAT BOOK 3, PAGE 17, FORSYTH COUNTY REGISTRY, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3567, Page 1959, Forsyth County Registry.

All or a portion of the property herein conveyed xx includes or _____ does not include the primary residence of a 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:

Power, telephone and utility, and drainage easements of record or those visible upon the ground, if any; Restrictions of record

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written

Michael D Jewell (SEAL)
MICHAEL D. JEWELL

Dawn M Jewell (SEAL)
DAWN MARIE JEWELL

STATE OF MI

COUNTY OF MACOMB

I, the undersigned Notary Public of the County and State aforesaid, certify that the following person(s) appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

MICHAEL D. JEWELL and wife, DAWN MARIE JEWELL

Witness my hand and Notarial stamp or seal this 19 day of October, 2023.

Pazzelia M Colston
Notary Public

Pazzelia M Colston
Typed or Printed Name of Notary Public

My Commission Expires: 3-5-2024

Pazzelia M. Colston
Notary Public, Macomb County, MI
Acting in Macomb County
My Commission Exp. 3-05-2024