

**2023039340 00113**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$176.00**

PRESENTED & RECORDED  
11/17/2023 01:59:50 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

**BK: RE 3782**  
**PG: 942 - 944**

**NORTH CAROLINA**  
**GENERAL WARRANTY DEED**

Excise Tax: \$ *176*

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 proceeds.

THIS DEED made this 17 day of November 2023 by and between

**GRANTOR**

Michael Funderburke, (unmarried)

**GRANTEE**

Wise Veritas, LLC

2040 W. Mountain Street  
Kernersville, NC 27284

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 Exhibit A.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3753, Page 2003, 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) Michael Funderburke (SEAL)  
Michael Funderburke

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

State of NC; County of Guilford

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: Michael Funderburke. Witness my hand and official stamp or seal, this the 17 day of November 2023.

My Commission Expires: 6/17/28

Kenneth P Lucas Jr  
Notary Public

Print Notary Name: Kenneth P. Lucas Jr

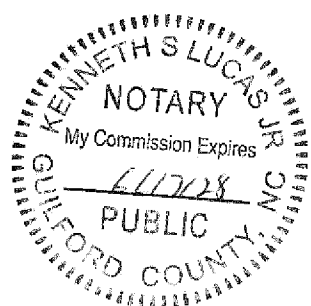


EXHIBIT A

BEGINNING at an iron stake in the south margin of the right of way of U. S. Highway #421 at the point of intersection of the east margin of the right of way of Nandina Lane with said U. S. Highway #421; thence with the south margin of the right of way of U. S. Highway #421, North  $63^{\circ} 34'$  East 160 feet to an established iron stake, corner with James V. Tuttle; thence with the west line of James V. Tuttle owning Lot #1 of the A. G. Wright Subdivision South  $4^{\circ} 05'$  West 155.4 feet to an iron stake, the northeast corner of Frank O. Taylor property; thence with the Frank O. Taylor property North  $86^{\circ} 56'$  West 142.10 feet to an iron stake in the east margin of the right of way of Nandina Lane; thence with the east margin of the right of way of Nandina Lane, North  $7^{\circ} 15'$  East 76.81 feet to an iron stake, the point of BEGINNING, containing 0.371 acres, more or less, according to survey and unrecorded plat made by John T. Morgan, R.L.S., on May 8, 1969.