

2023039893 00064FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$520.00

PRESENTED & RECORDED

11/22/2023 11:44:39 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3782

PG: 4027 - 4029

Submitted electronically by "Craig Jenkins Liipfert & walker LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$520.00

Tax Parcel Number: 6876-93-7665.000

This instrument was prepared by: Philip E. Searcy, a licensed North Carolina attorney.
Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon
disbursement of closing proceeds.

Return to: Craig Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem,
NC 27103

Mail Tax Bill to Grantee's @ 106 Davis Meadows Road, Kernersville, North Carolina 27284

Property Address: 106 Davis Meadows Road, Kernersville, North Carolina 27284

Brief description for Index: Lot 38, McDonnell II, Building 7, Phase 4E

THIS DEED made this 18th day of November 2023 by and between

GRANTOR

JOSEPH TIMOTHY BULLINS and spouse,
KIRSTEN KANGAS BULLINS

1150 Champions Ridge Circle, Apt. 108
Davenport, Florida 33896

GRANTEE

ELIZABETH REISIG BULLINS and spouse,
TIMOTHY GUY BULLINS

106 Davis Meadows Road
Kernersville, North Carolina 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 situated in the County of **Forsyth**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A attached hereto and incorporated herein by reference.

For back title reference, see deed recorded in Book 3357, Page 294 Forsyth County Registry.

THIS IS ✓ OR IS NOT _____ THE GRANTOR'S PRIMARY RESIDENCE

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: subject to easements and restrictions of record, if any; and 2023 property taxes.

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

Joseph Timothy Bullins (SEAL) Kirsten Kangas Bullins (SEAL)
JOSEPH TIMOTHY BULLINS KIRSTEN KANGAS BULLINS

STATE OF FLORIDA - COUNTY OF Polk

I, Parul Patel, a Notary Public for the County of Polk and State of Florida, do hereby certify that Joseph Timothy Bullins and wife, Kirsten Kangas Bullins either being personally known to me or proven by satisfactory evidence (said evidence being driver's license), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 18 day of November 2023.

Parul Patel
Notary Public Signature

Parul Patel
Printed Name of Notary Public



PARULBEN K. PATEL
Commission # HH 433467
Expires August 15, 2027

My Commission Expires: Aug 15, 2027

EXHIBIT A

**106 Davis Meadows Road
Kernersville, North Carolina 27284**

BEING KNOWN AND DESIGNATED as Lot Number 38, as shown on the Map entitled MCCONNELL II, BULIDING 7, PHASE 4E and recorded in Plat Book 66, Page 34 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.