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FORSYTH COUNTY NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX \$190.00

PRESENTED & RECORDED 12/06/2023 04:56:31 PM LYNNE JOHNSON REGISTER OF DEEDS BY: OLIVIA DOYLE, ASST

BK: RE 3784 PG: 3016 - 3018

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 4 190	
Parcel Identifier No.: 6846-00-2796.000 Verified By:	County on the day of, 20
Ву:	
Mail/Box to:	
This instrument was prepared by: <u>Jason Goins, Attorney-at-Law,</u>	2212 Eastchester Dr, Ste E-1, High Point, NC 27265
Brief description for the Index:Lot 52, Slater Park, Section C	One
THIS DEED made this 30 day of Norman, 2023, by	and between
GRANTOR	GRANTEE
Ashley Nicole McNeil, Administrator of the Estate of Kimetha McNeil aka Kimetha R. McNeil aka Kimetha Rena McNeil (See Forsyth County Estate file 23E1882)	Tyndale Properties LLC, a North Carolina Limited Liability Company
And	Property Address: 2128 E 12 th Street
Ashley Nicole McNeil, Unmarried	Winston-Salem NC 27101
Address: 665 North Spring Street, C2 Winston-Salem NC 27101	

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 situated in the City of , Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010

Printed by Agreement with the NC Bar Association
Submitted electronically by "Goins Law"
in compliance with North Carolina statutes governing re

The property above described was acquired by Kimetha Rena McNeil by instrument recorded in Book 2847, Page 2079.

A map showing the above-described property is recorded in Plat Book 17, Page 50.

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:

Any easements, restrictions, or rights of way of record. 2023 *ad valorem* taxes.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010

Printed by Agreement with the NC Bar Association

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand the day and year first above written.

	Ashley Nicole McNeil	(SEAL)
STATE OF North Caroling County of Forsyl	Ŋ	·
I, the undersigned, a Notary Public of the state of North McNeil Executor of The Estate of Kimetha McNeil aka Ki before me this day and acknowledged the execution of the foof North McNeil 2023.	metha R. McNeil aka Kimetha Rena McNeil perso	
[NOTARY SEAL] My Commission Expires: 4 17 20 2 ワ	Print Name: Andrey L. Ben'illa A	ANDREA L BON Notary Forsyth Co., N My Commission Ex
STATE OF North Corpling COUNTY OF For sal	Ŋ,	Public Public Ionh Caro bires April
I, the undersigned, a Notary Public of the state of North McNeil personally appeared before me this day and acknowl and Notarial Seal this 30 day of North	Croimand county of For gull, certify ledged the execution of the foregoing instrument. W, 2023.	that Ashley Nicole
[NOTARY SEAL]	Andrea L. Ponilla Agailer. Print Name: Angwey L. Boonilla De	ull col
My Commission Expires: 4 17 207	AND THE PARTY OF T	<u>knt ⊼1∵</u>

Ashley Nicole McNeil, Administrator

ANDREA L BONILLA AGUILAR Notary Public

Forsyth Co., North Carolina My Commission Expires April 17, 2027 Book 3784 Page 3018

EXHIBIT A

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 52 as shown on the Map of SLATER PARK, Section One, as recorded in Plat Book 17, Page 50 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 2128 E 12th Street, Winston-Salem NC 27101

Parcel number: 6846-00-2796.000