

2023041365 00164

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: \$190

Parcel Identifier No.: 6846-00-2796.000 Verified By: _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: _____

This instrument was prepared by: Jason Goins, Attorney-at-Law, 2212 Eastchester Dr, Ste E-1, High Point, NC 27265

Brief description for the Index: Lot 52, Slater Park, Section One

THIS DEED made this 30 day of November, 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) And Ashley Nicole McNeil, Unmarried Address: 665 North Spring Street, C2 Winston-Salem NC 27101	Tyndale Properties LLC, a North Carolina Limited Liability Company Property Address: 2128 E 12th Street Winston-Salem NC 27101

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

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

Ashley Nicole McNeil, Administrator (SEAL)
Ashley Nicole McNeil, Administrator
Ashley Nicole McNeil (SEAL)
Ashley Nicole McNeil

STATE OF North Carolina COUNTY OF Forsyth

I, the undersigned, a Notary Public of the state of North Carolina and county of Forsyth, certify that Ashley Nicole McNeil Executor of The Estate of Kimetha McNeil aka Kimetha R. McNeil aka Kimetha Rena McNeil personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 30 day of November, 2023.

[NOTARY SEAL]

My Commission Expires: 4/17/2027

Andrea L. Bonilla Aguilar
Print Name: Andrea L. Bonilla Aguilar

ANDREA L. BONILLA AGUILAR
Notary Public
Forsyth Co., North Carolina
My Commission Expires April 17, 2027

STATE OF North Carolina COUNTY OF Forsyth

I, the undersigned, a Notary Public of the state of North Carolina and county of Forsyth, certify that Ashley Nicole McNeil personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 30 day of November, 2023.

[NOTARY SEAL]

My Commission Expires: 4/17/2027

Andrea L. Bonilla Aguilar
Print Name: Andrea L. Bonilla Aguilar

ANDREA L. BONILLA AGUILAR
Notary Public
Forsyth Co., North Carolina
My Commission Expires April 17, 2027

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