

2024009406 00051FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$638.00

PRESENTED & RECORDED

03/27/2024 11:11:55 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3798

PG: 4026 - 4028

NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$638****Parcel Identifier No.: 6889-54-2250.000**Prepared by/ mail to: **Iddings & Thacker, PLLC, 333 N. Greene Street, Ste. 506, Greensboro, NC 27401 (jsi/ssv)**Brief Description from the Index: **Lot 42, Section 2, Deer Path**THIS DEED made this 13 day of March, 2024, by and between**GRANTOR****Newton Samuel Baxter, III and Sally C. Baxter, a
married couple****Mailing Address:
1990 Midway Road
Bolivia, NC 28422****GRANTEE****Joyce Ann Milambiling and Joseph Musnit
Milambiling, a married couple****Mailing Address:
9529 White Tail Trail
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 situated in, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof**Property Address: 9529 White Tail Trail, Kernersville, NC 27284**The property hereinabove described was acquired by Grantor by instrument recorded in **Book 1671, Page 3506**.A map showing the above described property is recorded in **Plat Book 33, Page 16**, and referenced within this instrument.Is the property herein described the primary residence of the Grantors? **yes**

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:

Easements, restrictions, and rights of way of record or affecting the above-described premises and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

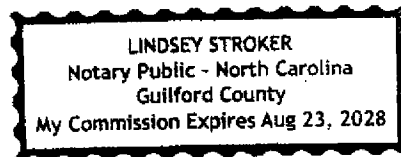
Newton Samuel Baxter, III
Newton Samuel Baxter, III

Sally C. Baxter
Sally C. Baxter

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I, Lindsey Stroker, Notary Public, do hereby certify that Newton Samuel Baxter, III and Sally C. Baxter personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 13th day of March, 2024.

Lindsey Stroker
Official Signature of Notary
Lindsey Stroker
Printed or typed name of Notary



My Commission Expires: Aug 23, 2028

Exhibit A

Being all of Lot 42, Section 2, Deer Path Subdivision, as per plat thereof recorded in Plat Book 33, Page 16, Forsyth County Register of Deeds, reference to which is hereby made for a more particular description.

Property Address: 9529 White Tail Trail, Kernersville, NC 27284

Milambiling-952