

**2024009651 00112**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$255.00**PRESENTED & RECORDED  
03/28/2024 01:03:34 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY**BK: RE 3799****PG: 1029 - 1031****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$255.00

Parcel Identifier No.: 6815-62-3126.00

Mail/Box to: James Minton, 1771 Ramhurst Drive, Clemmons, NC 27012

*This instrument was prepared by: David T. Kasper, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.*

Brief description for the index: Lot 78, Section 1, Map of Property of P.H. Hanes Knitting Company

THIS DEED made this 28<sup>th</sup> day of March, 20 24, by and between:

GRANTOR	GRANTEE
<b>Sneed Property Corp.</b>	<b>James Minton</b>
Forwarding address: P.O. Box 324 Lewisville, NC 27023	Buyer mailing address: 1771 Ramhurst Drive Clemmons, NC 27012

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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

**See the attached "Exhibit A" which is incorporated herein by reference.**

No portion of the property herein conveyed includes the Grantor's primary residence.

For back title see Deed Book 3329, Page 2057, Forsyth County Registry.

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.

submitted electronically by "Kasper & Payne, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: Easements, restrictions of record, and ad valorem taxes for 2024 and subsequent years.

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

Sneed Property Corp.

BY: Joy C. Sneed  
Joy C. Sneed  
President

STATE OF North Carolina

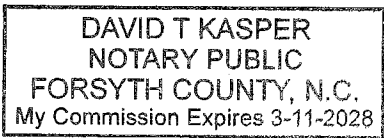
COUNTY OF Forsyth

I, David T. Kasper, a Notary Public certify that Joy C. Sneed personally came before me this day and acknowledged the he/she is President of Sneed Property Corp., a Corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by himself (or herself) as its President.

Witness my hand and official seal, this the 28<sup>th</sup> day of March, 2024.

David T. Kasper

Notary Public



Printed Name: David T. Kasper

My Commission Expires: 3/11/2028

## EXHIBIT A

BEING KNOWN as Lot 78, in Section 1, as shown on the Map of Property of P.H. Hanes Knitting Company, Hanes, North Carolina, dated April 28, 1954, made by Southern Mapping and Engineering Company of Greensboro, North Carolina, recorded in Plat Book 17, Page 58, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which said map reference is hereby made for a full and complete description.