

2024020263 00128

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$600.00

PRESENTED & RECORDED
06/21/2024 01:30:31 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3812
PG: 2336 - 2340

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 600.00

Parcel Identifier No. 6823-89-3063.000 Verified by Forsyth County on the ___ day of _____, 2024

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., 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.

Brief description for the Index: Lot 13, property of Preston Hege

THIS DEED made this 17 day of June, 2024, by and between

GRANTOR

GRANTEE

**Loretta M. Langdon, Trustee of the Margaret H. Mitchell
Revocable Trust U/A dtd 2/7/2022**

Anthony Moore and spouse, Amanda Dunn

**4559 Plateau Road
Vale, NC 28168**

**1031 Russell Drive
Winston Salem, NC 27127**

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 Grantor's interest in and to 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 incorporated herein by reference.

This property ___ is ___x___ is not the primary residence of one or more of the Grantors.

For back title, see Book 3674, Page 2303, Forsyth County Registry.

Submitted electronically by "Holton Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

Margaret H. Mitchell Revocable Trust U/A dtd 2/7/2022

By: Loretta M. Langdon Trustee (SEAL)
Loretta M. Langdon, Trustee

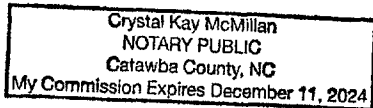
State of North Carolina - County of Catawba

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Loretta M. Langdon.

Date: 6/17/2024

Crystal Kay McMillan
Notary Public

Crystal Kay McMillan
Print Name



My commission expires: December 11/2024

Exhibit A

BEING Lot 13 as shown on map of property of Preston Hege, recorded in Plat Book 21, page 65, Public Registry of Forsyth County, North Carolina, reference to which map is hereby made for a more complete description.

EXHIBIT B

NORTH CAROLINA

CERTIFICATION OF TRUST

FORSYTH COUNTY

Pursuant to Section 10-1013 of Chapter 36C of the North Carolina General Statutes, this Certification of Trust is signed by all the currently acting Trustee(s) of the Margaret H. Mitchell Revocable Trust U/A dtd 2/7/2022 and any amendments thereto, who declare:

1. The Trust was created by Margaret H. Mitchell
2. The current Trustees of the trust are: Loretta M. Langdon
3. The name of the Trust is: Margaret H. Mitchell Revocable Trust U/A dtd 2/7/2022
4. The address of the Trust is: 4559 PLATEAU RD., VALE, NC 28168
5. The Trust is governed by the laws of the State of North Carolina and the Trustee(s) are specifically authorized to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real property held by the Trust.
6. The undersigned has the power as Trustee to do all things and perform all acts that seem requisite and desirable in the businesslike administration of the Trust.
7. Assets of the Trust are owned, purchased or sold in the name of Loretta M. Langdon, Trustee of the Margaret H. Mitchell Revocable Trust U/A dtd 2/7/2022.
8. The Trust has not been revoked, modified, or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

This document is for the information of parties doing business with the Trust, including but not limited to: Banks, Savings & Loan Associations, Brokers, Transfer Agents and Other Financial Organizations holding accounts belonging to the undersigned, and for the information of Title Insurance Companies and attorneys reviewing title to real estate owned by the Trust.

The undersigned has executed this Certification of Trust this 17th day of June, 2024.

Margaret H. Mitchell Revocable Trust U/A dtd 2/7/2022

By: Loretta M. Langdon, Trustee
Loretta M. Langdon, Trustee

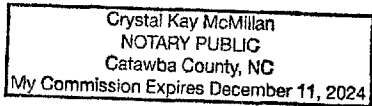
State of North Carolina - County of Catawba

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Date: 6/17/2024

Crystal Kay McMillan
Notary Public

Crystal Kay McMillan
Print Name



My commission expires: December 11 2024