

**2024021801 00133**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$60.00**

PRESENTED &amp; RECORDED

07/02/2024 03:54:04 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

**BK: RE 3814****PG: 2251 - 2253****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax:** \$60.00**Parcel Identifier No.:** 6857-43-2904.000**Return to:** Jeffrey Vanhoy and Mary Alice Vanhoy, husband and wife, 3220 Williston Road, Walkertown, NC 27051**This instrument was prepared by:** Nicholas J. Overby, 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 2, PB 6, PG 150THIS DEED made this 2nd day of July, 2024 by and between:GRANTOR

Andra Hester Reeves, an unmarried woman

Williston Road  
 Walkertown, NC 27051

GRANTEE

Jeffrey Vanhoy and Mary Alice Vanhoy, husband and wife

3220 Williston Road  
 Walkertown, NC 27051

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 Middlefork Township, Forsyth County, North Carolina and more particularly described as follows:

**For property description, see "EXHIBIT A", attached hereto and incorporated herein by reference.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1635 page 3207.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or ☒ does not include the primary residence of a Grantor.

A map showing a portion of the above-described property is recorded in Plat Book 6 page 150.

submitted electronically by "Browder, Overby, Michaud & May, PA"  
 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 and Restrictions of Record (if any).  
2024 Property Taxes.

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

Andra Hester Reeves By Douglas Day POA  
 Andra Hester Reeves by Douglas Day, Agent (SEAL)

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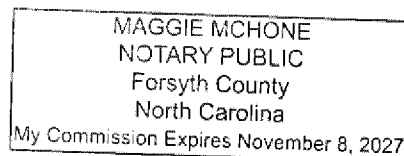
STATE OF NORTH CAROLINA - COUNTY OF STOKES

I, Maggie McHone, a Notary Public for Forsyth County, North Carolina, do hereby certify that Douglas Day, attorney in fact for Andra Hester Reeves, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said Andra Hester Reeves, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Deed Book 3485, Page 2646 in the office of the Register of Deeds in the County of Forsyth, State of North Carolina, on the 3 day of October, 2019, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I do further certify that the said Douglas Day acknowledged the due execution of the foregoing and annexed instrument for the purposed therein expressed for and in behalf of the said Andra Hester Reeves. Witness my hand and official seal, this the 2 day of July, 2024.

My Commission Expires: 11-8-2027

(Affix Seal)

Maggie McHone  
Maggie McHone, Notary Public  
 (Notary's Printed or Typed Name)



**EXHIBIT A**  
**Property Description**

Property Address: 0 Williston Road, Walkertown, NC 27051  
PIN: 6857-43-2904.000

**Description:**

Lying and being in Middlefork Township, Forsyth County, North Carolina and being known and designated as Lot No. 2 as shown on the map of B. B. Fulp Property as recorded in Plat Book 6, page 150, in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.