

2024022847 00122FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$630.00PRESENTED & RECORDED
07/11/2024 02:43:07 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3815
PG: 3128 - 3130Excise Tax: **\$630.00**

Tax Info: PIN 5883-91-1940.00

Mail deed & tax bills to: Grantee(s) @

This instrument was prepared by: A. Gregory Schell, Attorney [Without title examination by draftsman.]

Brief Description for the index

Lot 6, Block G of Meadowbrook, No. 3 Section of Forest Hills Estates

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 28 day of June, 2024 by and between

GRANTOR	GRANTEE
JOHN R. MIDDLETON, A/K/A JOHN ROBERT MIDDLETON, SR., a widower, by JOHN ROBERT MIDDLETON, JR., Attorney-in-Fact Grantor Address: 937 Lyndhurst Court Winston-Salem, NC 27103	BAS HOMES, LLC Grantee Address: <u>2472 Bearded Iris Lane</u> <u>High Point, NC 27265</u>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., 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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1800, Page 864. A map showing the above described property is recorded in Plat Book 20, Page 117.

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.

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: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2024 AD VALOREM TAXES.

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

The property being conveyed X does or _____ does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

John R Middleton by John Robert Middleton, Jr. AIF (SEAL)
JOHN R. MIDDLETON by
JOHN ROBERT MIDDLETON, JR., AIF

SEAL-STAMP

A. GREGORY SCHELL
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires February 18, 2029

State of North Carolina, County of Forsyth

I, A. GREGORY SCHELL, a Notary Public for the aforesaid County and State, do hereby certify that JOHN ROBERT MIDDLETON, JR., either being personally known to me or proven by satisfactory evidence, who is the Attorney-in-Fact for JOHN R. MIDDLETON, personally appeared before me this day, and being duly sworn, acknowledged that he voluntarily executed the foregoing and annexed instrument for and in behalf of the said JOHN R. MIDDLETON, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded at Book 3665, Page 3569 in the office of the Register of Deeds for Forsyth County, North Carolina on the 29th day of December, 2021, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him Power of Attorney. I do further certify that the said JOHN ROBERT MIDDLETON, JR. acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said JOHN R. MIDDLETON. Witness my hand and official stamp or seal, this the 28 day of June, 2024.

Date: 6/28/2024

A. Gregory Schell
Notary Public Name: A. GREGORY SCHELL
My Commission Expires: 2/18/2029

EXHIBIT A

BEING located on Fieldview Court, and BEING known and designated as Lot No. 6, in Block G as shown on the map of Meadowbrook, No. 3 Section of Forest Hills Estates, as recorded in Plat Book 20, Page 117, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite description.

Note: The draftsman of this deed has been engaged solely for the purpose of preparing this instrument. As such, the draftsman has prepared this instrument from information provided to him by others and has not been requested to provide, nor has the draftsman provided, an examination of the legal description, an opinion on title, or advice on the tax and/or legal consequences that may arise as a result of this conveyance, nor has the draftsman verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been collected.