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FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$495.00
PRESENTED & RECORDED
07/26/2024 08:17:48 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3818
PG: 668 - 670

NORTH CAROLINA)
)
FORSYTH COUNTY) **GENERAL WARRANTY DEED**

Drafted by: Thomas T. Crumpler, Esq.
Return to: Grantee

Excise Tax: \$495.00
Property Address: 1209 Irving St., Winston-Salem, NC
Tax Parcel Number: 6824-48-1890.000

THIS GENERAL WARRANTY DEED made this 23rd day of July, 2024, by and between:

BRENDA P. MILLER AND HUSBAND, JOHN D. MILLER, III (“Grantors”)
having an address of 723 North Miller Road, Mansfield, TX 76063

and

ANDREW SCOTT GILLETT AND WIFE, SARAH ANGLE GILLETT (“Grantees”)
having an address of 1776 Robinhood Road, Winston-Salem, NC 27104

WITNESSETH:

The Grantors have and by these presents do grant, bargain, sell, transfer, and convey unto the Grantees, in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The property herein conveyed does not include the primary residence of the Grantors.

The property hereinabove described is the same property described in Book 646, Page 314, Forsyth County Registry.

This instrument prepared by: Thomas T. Crumpler, 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.

ASLCH: 564202

Submitted electronically by Allman Spry Leggett Crumpler & Horn, 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.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And Grantors hereby warrant that Grantors are seized of the property described herein in fee simple and have the right to convey the same in fee simple; that title is marketable and is free and clear of encumbrances, other than as set forth herein; and that Grantors will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever, except and subject to easements, rights of way, and restrictions of record, if any, and 2024 ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have executed, or caused this instrument to be executed under seal, effective as of the day and year first above written.

Brenda P. Miller (SEAL)
Brenda P. Miller

John D. Miller III (SEAL)
John D. Miller, III

STATE OF Texas

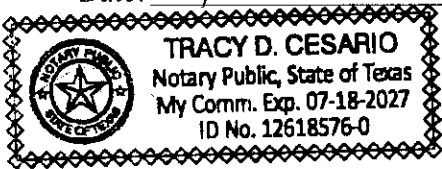
COUNTY OF Tarrant

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Brenda P. Miller and John D. Miller, III

Date: 7-23-2024

[Signature] Notary Public
Tracy D. Cesario Printed Name

My commission expires: 7-18-2027



[Insert notary seal above]

EXHIBIT A

BEGINNING at an existing iron pin in the eastern right-of-way line of Irving Street (a 50' public right-of-way), said iron pin also being located in the northwestern corner of property conveyed to Jacob Michael Swift and wife, Mary Kathryn Alexander Swift in Deed Book 3611, Page 3342, Forsyth County Registry, and running thence with the northern boundary of the Swift Property, North 89° 16' 54" West 200.25 feet to an existing iron pin located in the southwestern corner of property conveyed to Jessica Koehler in Deed Book 3746, Page 2513, Forsyth County Registry; thence with the western boundary of the Koehler property, North 11° 29' 31" East 62.10 feet to an existing iron pin located in the southeastern corner of property conveyed to Amy M. Lamy and husband, Robert E. Lamy in Deed Book 3507, Page 4052, Forsyth County Registry; thence with the southern boundary of the Lamy property, South 88° 10' 00" East 196.05 feet to an existing iron pin located in the eastern right-of-way line of Irving Street; thence with the eastern right-of-way line of Irving Street, South 14° 27' 05" West 66.73 feet to the point and place of BEGINNING, and being further known as a portion of Lot 4 shown on the Map of the George S. Ebert Farm, recorded in Plat Book 1, Page 90, Forsyth County Registry, as shown on a survey prepared by Thomas A. Riccio & Associates dated July 23, 2024, bearing Drawing Number 24296.