

**2024034897 00068**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$1645.00**

PRESENTED & RECORDED  
 10/15/2024 12:24:25 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
 BK: RE 3830  
 PG: 4291 - 4292

submitted electronically by "Law Office of Clint Calaway"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**NORTH CAROLINA  
 GENERAL WARRANTY DEED**

Excise Tax: \$1645.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 5874-78-3698.000

Mail after recording to: GRANTEE @ ADDRESS BELOW

This instrument was prepared by: CLINT CALAWAY, 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.

THIS DEED made this 8<sup>th</sup> day of OCTOBER 2024 by and between

**GRANTOR**

**MAXEY BUILDERS, INC.  
 A NORTH CAROLINA CORPORATION  
 118 ANDREW ACRES ROAD, KERNERSVILLE, NC 27284**

**GRANTEE**

**CHRISTINE TAYLOR MATTHEWS AD HUSBAND, MAHLON MATTHEWS  
 8936 MALTESE CT., LEWISVILLE, NC 27023**

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 and more particularly described as follows:

**BEING KNOWN AND DESIGNATED AS LOT 48 AS SHOWN ON THE MAP OF WOODVIEW ESTATES, PHASE 2 RECORDED IN PLAT BOOK 77, PAGE 181, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3780 Page 4385, FORSYTH County Registry.

A map showing the above-described property is recorded in Plat Book 77, Page 181, and referenced

within this instrument.

The above-described property  does  does not include the primary residence of the Grantor.

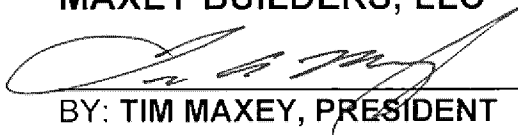
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

**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 officer(s), the day and year first above written.

**MAXEY BUILDERS, LLC**

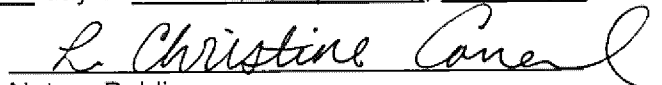
 (SEAL)  
BY: **TIM MAXEY, PRESIDENT**

STATE OF NORTH CAROLINA                      COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he signed the foregoing document: **TIM MAXEY AS PRESIDENT OF MAXEY BUILDERS, INC.**

Witness my hand and official stamp or seal, this the 8 day of October, 2024.

My Commission Expires: 07/25/28

  
Notary Public

Print Notary Name: L. Christine Conrad

L. Christine Conrad  
Notary Public  
Forsyth County  
North Carolina  
My Commission Expires 07/25/28