

2022020006 00255

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$490.00

PRESENTED & RECORDED
 04/26/2022 04:27:55 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: MARIA V. HANG-MORALES, DPTY

BK: RE 3691**PG: 513 - 514****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$ 490.00

Block 4922 Lot 10
 PIN 6931-22-6658

Grantor Address: PO Box 279
 Germanton, NC 27019

Grantee's Address: 2512 Cowdle St.
Germanton, NC 27019

This instrument was prepared by: R. Brandt Deal

Brief Description for the Index: Lot 10 Sec D Northside Estates Sec Two PB 20 PG 44

This Deed made this 20 day of April, 2022, by and between**GRANTOR: S & F Castle Properties Incorporated, a North Carolina corporation**

GRANTEE: Kerry Hutchins and Morgan Long,
as joint tenants with the right of survivorship

The designation Grantor and Grantees 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 Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 10, Block D as shown on the map of Northside Estates, Section Two, as recorded in Plat Book 20, Page 44 in the Office of the Register of Deeds of Forsyth County, reference to which is hereby made for a more particular description.

All or a portion of the property herein conveyed 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 Grantees in fee simple.

And the Grantor covenants with the Grantees, the 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

submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 and 2022 ad valorem taxes.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be signed in its corporate name but its duly authorized officer by authority of its Board of Directors, the day and year first above written.

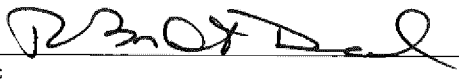
S & F Castle Properties, Incorporated
a North Carolina corporation

By:  (Seal)
Scott Castle, President

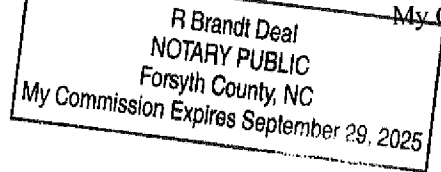
STATE OF NORTH CAROLINA, COUNTY OF FORSYTH:

I, R Brandt Deal, A Notary Public of Forsyth County, State of North Carolina, certify that Scott Castle personally came before me this day and acknowledged that he is President of S & F Castle Properties, Incorporated, and that as President, being authorized to do so, executed the foregoing instrument on behalf of the corporation.

Witness my hand and official stamp or seal, this 20 day of April, 2022.


Notary Public

(Notary Seal)


R Brandt Deal
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires September 29, 2025

My Commission Expires: _____