

2022053276 00083

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$370.00

PRESENTED & RECORDED
 12/01/2022 11:26:58 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3730
PG: 3608 - 3609

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: **\$370.00**

Parcel Identifier No. **6858-80-3102.000**

Mail after recording to: Grantee at mailing address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 1 day of December, 2022 by and between

GRANTOR

**HALEY HAWKINS SHIPLEY F/K/A HALEY HAWKINS AND HUSBAND, JOSHUA SHIPLEY
 235 KENDALL DRIVE, WINSTON-SALEM, NC 27107**

GRANTEE

**IVAN R. ROARK AND WIFE, VICKIE J. ROARK
 3855 HANLEY WAY, 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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT NUMBER 26 OF "THE TOWNHOMES OF HANLEY PARK, PHASE TWO-A", AS SHOWN ON A MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, IN PLAT BOOK 50 AT PAGE 34, 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 3426, Page 3866, Forsyth County Registry.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

Hailey Hawkins Shipley (SEAL)
HALEY HAWKINS SHIPLEY

Joshua Shipley (SEAL)
JOSHUA SHIPLEY

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following persons personally appeared before me this day, acknowledging to me that they signed the foregoing document: **HALEY HAWKINS SHIPLEY AND HUSBAND, JOSHUA SHIPLEY**. Witness my hand and official stamp or seal, this the 1 day of December, 2022.

My Commission Expires: 4/30/23

Clinton Calaway
Notary Public

Print Notary Name: Clinton Calaway

