

2022053322 00129FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$526.00PRESENTED & RECORDED
12/01/2022 01:32:42 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3730
PG: 3873 - 3874**NORTH CAROLINA
GENERAL WARRANTY DEED**Excise Tax: **\$ 526.00**

Parcel Identifier No. 6832-69-7008.000

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.

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 28th day of November, 2022 by and between

GRANTOR**SPENCER POTTER AND WIFE, TAMARA POTTER
375 WINDSOR TRAIL, LEXINGTON, NC 27295****GRANTEE****HALEY HAWKINS SHIPLEY AKA HALEY HAWKINS AND HUSBAND, AND JOSHUA SHIPLEY
235 KENDALL DRIVE, WINSTON-SALEM, NC 27107**

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:

ALL THAT TRACT OF LAND AND BEING MORE PARTICULARLY DESCRIBED AS LOT #75, OF KENDALL FARMS
SUBDIVISION, PHASE 1, SECTION 3, AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGES 10
AND 11, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO
WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3462,
Page 4060, 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.


SPENCER POTTER

(SEAL)

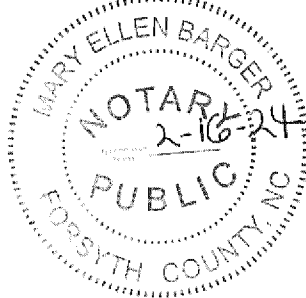

TAMARA POTTER

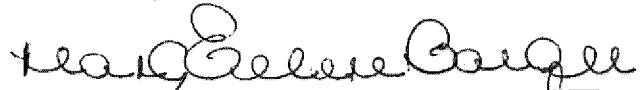
(SEAL)

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: **SPENCER POTTER AND WIFE, TAMARA POTTER**. Witness my hand and official stamp or seal, this the 28th day of November, 2022.

My Commission Expires: 2-16-24




Notary Public

Print Notary Name: Mary Ellen Barger