

2022053326 00133

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$364.00

PRESENTED & RECORDED
 12/01/2022 01:47:14 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY

BK: RE 3730
PG: 3896 - 3899

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$364.00

Parcel Identifier No.: 6843-41-4509.000

Brief description for index: **Lot 23, Springhouse, Sect. 5**

Mail deed/taxes after recording to Grantee: **1400 Old Mill Circle Ste. C, Winston Salem, NC 27103**

This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**

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

<p>GRANTOR: CHRISTY EVERHART PINCKNEY (FKA – Christy Jeanette Everhart) and husband, JEFFREY MILES PINCKNEY</p> <p style="text-align: center;">and</p> <p style="text-align: center;">CAROL SUE EVERHART (divorced)</p> <p>Address: 147 Hunters Horn Lane Winston Salem, NC 27107</p>	<p>GRANTEE: SPRINGBOK LLC – A North Carolina Limited Liability Company</p> <p>Address: 148 Hunters Horn Lane Winston Salem, NC 27107</p>
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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 situated in **FORSYTH** County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 2365, Page 5851, Forsyth County Registry.**

"This instrument prepared by: **PATTI D. DOBBINS**, 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."

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.

A map showing the above described property is recorded in Plat Book 40, Page 71, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES ☒ NO

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:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

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 by authority of its Board of Directors, the day and year first above written.

By: Christy Everhart Pinckney (SEAL)
CHRISTY EVERHART PINCKNEY

SEAL-STAMP PATTI D. DOBBINS Notary Public Forsyth County, NC	STATE OF <u>NC</u> COUNTY OF <u>Forsyth</u> I, <u>Patti D. Dobbins</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>NC</u> , do hereby certify that CHRISTY EVERHART PINCKNEY personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>1st</u> day of <u>December</u> , 2022. My Commission Expires: <u>9-25-2027</u> <u>Patti D Dobbins</u> Notary Public
	By: <u>Jeffrey Miles Pinckney</u> (SEAL) JEFFREY MILES PINCKNEY

SEAL-STAMP PATTI D. DOBBINS Notary Public Forsyth County, NC	STATE OF <u>NC</u> COUNTY OF <u>Forsyth</u> I, <u>Patti D. Dobbins</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>NC</u> , do hereby certify that JEFFREY MILES PINCKNEY personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>1st</u> day of <u>December</u> , 2022. My Commission Expires: <u>9-25-2027</u> <u>Patti D Dobbins</u> Notary Public
	By: <u>Jeffrey Miles Pinckney</u> (SEAL) JEFFREY MILES PINCKNEY

By: Carol Sue Everhart (SEAL)
CAROL SUE EVERHART

<p>SEAL-STAMP</p> <p>PATTI D. DOBBINS Notary Public Forsyth County, NC</p>	<p>STATE OF <u>NC</u> COUNTY OF <u>Forsyth</u></p> <p>I, <u>Patti D. Dobbins</u>, a Notary Public of <u>Forsyth</u> County of the State of <u>NC</u>, do hereby certify that CAROL SUE EVERHART personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>1st</u> day of <u>December</u>, 2022.</p> <p>My Commission Expires: <u>9-25-2027</u> <u>Patti D Dobbins</u> Notary Public</p>
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EXHIBIT "A"

LEGAL DESCRIPTION:

BEING KNOWN AND DESIGNATED as Lot 23, as shown on the map of SPRINGHOUSE, SECTION FIVE, which map is recorded in Plat Book 40, Page 71, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is made for a more particular description.

PROPERTY ADDRESS: 148 HUNTERS HORN LANE, WINSTON SALEM, NC 27107
PARCEL ID #: 6843-41-4509.000