

2022053353 00160

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$250.00

PRESENTED & RECORDED
 12/01/2022 03:06:25 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3730
PG: 4053 - 4054

Excise Tax: \$500.00

Tax Info: PIN 6875-52-1639.00 / Tax Block 5705, Lot 005

Mail deed & tax bills to: Grantee(s) @ 203 Greenlawn Drive, Kernersville, NC 27284

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

Lot 5 of Garden Park Estates

NORTH CAROLINA GENERAL WARRANTY DEED

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

GRANTOR	GRANTEE
LORENN A DEE HANKINS, unmarried Grantor Address: 203 Greenlawn Drive Kernersville, NC 27284	GARY JAYNE Grantee Address: 203 Greenlawn Drive Kernersville, NC 27284

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows: **BEING KNOWN AND DESIGNATED as Lot 5 as shown on the map of GARDEN PARK ESTATES, as recorded in Plat Book 23, Page 179 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3304, Page 1756. A map showing the above described property is recorded in Plat Book 23, Page 179.

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

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, other than the following exceptions: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2022 AD VALOREM TAXES.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed X does or _____ does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)


 (SEAL)
LORENN A DEE HANKINS

SEAL-STAMP

A. GREGORY SCHELL
Notary Public, North Carolina
Forsyth County
My Commission Expires
February 18, 2024

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, A. GREGORY SCHELL, a Notary Public for the aforesaid County and State, do hereby certify that LORENN A DEE HANKINS, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes stated therein. Witness my hand and official stamp or seal, this the 1 day of December, 2022.


Notary Public Name: A. GREGORY SCHELL
My commission expires: 2/18/2024