

2022053382 00189

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$680.00

PRESENTED & RECORDED

12/01/2022 04:36:51 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3730

PG: 4209 - 4210

Mail deed and tax bills to Grantee: **1119 Heritage Path Lane, Winston-Salem, NC 27103**

Prepared by: N. Alan Bennett (Thomas and Bennett), a North Carolina licensed attorney
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax
 collector upon disbursement of closing proceeds.
 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$680.00

Brief description: **Lot 14, Beaucham Place Townhomes**

GENERAL WARRANTY DEED

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

<p>GRANTOR:</p> <p>WILLIAM LEE MUNSIE (aka William L. Munsie) and wife, CAROLEE KILLIAN MUNSIE</p> <p>Grantor address: 5543 Belmont Drive, Apt.103 Winston-Salem, NC 27106</p>	<p>GRANTEE:</p> <p>THOMAS M. WOODS and wife, REBECCA RAE WOODS</p> <p>Grantee address: 1119 Heritage Path Lane Winston-Salem, NC 27103</p>
<p>The property conveyed does include the primary residence of the Grantor.</p>	

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:

BEING KNOWN AND DESIGNATED as **Lot 14 of Beaucham Place "As Built" Townhomes Units 12 - 15**, a map and plat of which is recorded in **Plat Book 56, Page 99** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

This is the same property as described in Book 3598, Page 256, Forsyth County Registry and is designated as Tax PIN 6803-18-5456.00 (Block 6679, Lot 014) on the Forsyth County tax maps.

Property Address: **1119 Heritage Path Lane, Winston-Salem, NC 27103**

submitted electronically by "Thomas and Bennett"
 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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their 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.

William Lee Munsie by Carolee Killian Munsie agent (Seal)
 William Lee Munsie (aka William L. Munsie) by Carolee Killian Munsie his Agent/Attorney-in-Fact

Carolee Killian Munsie (Seal)
 Carolee Killian Munsie

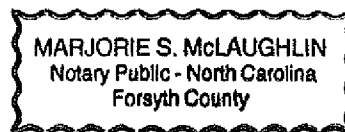
North Carolina, Forsyth County

I certify that **Carolee Killian Munsie**, Agent/Attorney-in-fact for **William Lee Munsie (aka William L. Munsie)**, personally appeared before me this day, and being duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of **William Lee Munsie (aka William L. Munsie)**, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in **Book 3730**, Page **3940**, Forsyth County Registry, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; that the said **Carolee Killian Munsie** acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of the said **William Lee Munsie (aka William L. Munsie)**. I do further certify that I am not a party to the attached instrument.

December 1, 2022

Place notary seal below this line:

Marjorie S. McLaughlin
 Notary Public – Marjorie S. McLaughlin



My Commission Expires: February 12, 2025