

2021019072 00089

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 04/14/2021 11:22:15 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3601**PG: 3964 - 3965**

Excise Tax: NTC

Tax Info: PIN 6872-67-9536.00 / Tax Block 5604A, Lot 021

Mail deed & tax bills to: Grantee(s) @ 4730 Nokomis Drive, Kernersville, NC 27284

This instrument was prepared by: A. Gregory Schell, Attorney [No title examination requested or performed.]

Brief Description for the index

Lot 21 of Southern Acres

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 12 day of April, 2021 by and between

GRANTOR	GRANTEE
DAVID K. BERKEBILE and wife, ALEXIS BERKEBILE, FKA ALEXIS ZABALLA Grantor Address: 4730 Nokomis Drive Kernersville, NC 27284	DAVID K. BERKEBILE and wife, ALEXIS BERKEBILE Grantee Address: 4730 Nokomis 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 21 as shown on the map of SOUTHERN ACRES, as recorded in Plat Book 20, Page 88 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 3434, Page 3549. A map showing the above described property is recorded in Plat Book 20, Page 88.

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. 2021 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)

David K Berkebile

(SEAL)

DAVID K. BERKEBILE

Alexis Berkebile

(SEAL)

ALEXIS BERKEBILE,
FKA ALEXIS ZABALLA

SEAL-STAMP

A. GREGORY SCHELL
NOTARY PUBLIC
Forsyth County
North Carolina

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 DAVID K. BERKEBILE and ALEXIS BERKEBILE, FKA ALEXIS ZABALLA, 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 them for the purposes stated therein. Witness my hand and official stamp or seal, this the 12 day of April, 2021.

A. Gregory Schell

Notary Public Name: A. GREGORY SCHELL

My commission expires: 2/18/24