


2021041639 00131

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$700.00

 PRESENTED & RECORDED:
08-03-2021 02:00:53 PM

 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3630
PG: 1699-1700

TAX PIN NUMBER: 6825-65-7991.000

 PREPARED BY: David A. Wallace *Box 60*

RETURN TO: Grantee at: 1056 Burke Street, Winston-Salem, NC 27101

Mail Future Tax Bills To: Grantee at: 1056 Burke Street, Winston-Salem, NC 27101

Excise Tax: \$700.00

This conveyance does not include the Grantors' primary residence

NORTH CAROLINA)

)

GENERAL WARRANTY DEED

FORSYTH COUNTY)

THIS DEED made this 3rd day of August 2021 by **Vickie W. Hill** and husband, **Robert L. Hill** and **Deborah Lowe** and husband, **Timothy J. Lowe** (hereinafter referred to as "Grantor") to **V Plus LLC or assigns** (hereinafter referred to as "Grantee"). Robert L. Hill and Timothy J. Lowe join in the execution of this deed only to release their marital interest in the property herein conveyed and not for purposes of warranty.

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.

That the Grantor, for 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 described as follows:

Tact 1: BEING KNOWN AND DESIGNATED as Lot 4 as shown on the plat entitled "MAP SHOWING SUNSET DRIVE PROPERTY OWNED BY LEAK-COBB COMPANY" as recorded in Plat Book 2 at Page 48 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 2: BEGINNING at an iron stake in the east line of Sunset Drive, the southwest corner of lot No.

4 above described; thence with the east line of Sunset Drive in a Southerly direction 25.4 feet to a stake, the northwest corner of the lot sold to Fincannon (see book 609, page 125); thence South 87 deg. East 214.47 feet to an iron stake in the west line of an alley Northwardly with the west line of said alley 30.7 feet to an iron stake, the southeast corner of Lot 4; thence in a Westerly direction with the south line of Lot 4 219.94 feet to the point of BEGINNING, BEING KNOWN AND DESIGNATED as the northern portion Lot 5 as shown on the plat entitled "MAP SHOWING SUNSET DRIVE PROPERTY OWNED BY LEAK-COBB COMPANY" as recorded in Plat Book 2 at Page 48 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.


233 North Sunset Drive, WSNC 27101


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 herein above described is subject to the following exceptions: Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal as of the day and year stated below.

 Seal
Vickie W. Hill

 Seal
Robert L. Hill

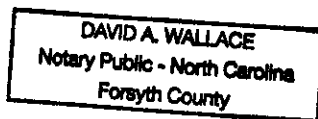
 Seal
Deborah Lowe

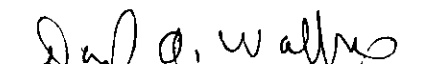
 Seal
Timothy J. Lowe

STATE OF NORTH CAROLINA - County of Forsyth

I, David A. Wallace, a Notary Public of Forsyth County, North Carolina certify that **Vickie W. Hill, Robert L. Hill, Deborah Lowe and Timothy J. Lowe** personally appeared before me this day and acknowledged the execution of the foregoing instrument and in the capacity indicated. Witness my hand and official stamp or seal, this 3 day of August 2021.

SEAL




David A. Wallace, Notary Public

My Commission Expires: 11/29/2024