

AUG 26 2019

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BY: TERESA STEELMAN

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GUILFORD COUNTY, NC

JEFF L. THIGPEN

REGISTER OF DEEDS

NC FEE \$28.00

STATE OF NC

REAL ESTATE

EXTX \$300.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$300.00

Parcel Identifier No.01007H0000324 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Law Offices of Barbara Stewart, PLLC P/U BARBARA STEWART

This instrument was prepared by: Law Offices of Barbara Stewart, PLLC; Barbara L. Stewart

Brief description for the Index: Lot 324, Plat of Ridge View-Phase 1 at Laurel Oak Ranch

THIS DEED made this 10 day of May, 2019 by and between

GRANTOR

VICTORIA YUNGERBERG aka VICTORIA JANE
McGILLEN and
MATTHEW FARREL YUNGERBERG,
A married couple

Mailing Address:
300 Westridge Drive
Canton GA 30114

GRANTEE

PHUONG THI NGUYEN, single

Property and Mailing Address:
837 Eli Moore Court
High Point NC 27265

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 situated in the City of High Point, Abbotts Creek Township, Davidson County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 324, AS SHOWN ON THE PLAT OF RIDGE VIEW-PHASE 1 AT LAUREL OAK RANCH, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGES 90 AND 91, IN THE OFFICE OF THE REGISTER OF DEEDS OF DAVIDSON COUNTY, NORTH CAROLINA.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2263, Page 2173.

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

A map showing a portion of the above described property is recorded in Plat Book 30, Pages 90 and 91.

Submitted electronically by "The Law Office of Barbara Stewart, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Guilford 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:

ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND ENCUMBRANCES OF RECORD OR VISIBLE UPON THE SUBJECT PROPERTY AND ALL AD VALOREM TAXES

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____
(Entity Name)

Victoria J. Yungerberg (SEAL)
Name: Victoria Yungerberg fka Victoria Jane McGillen

Print/Type Name & Title: _____

Matthew Yungerberg (SEAL)
Name: Matthew Farrel Yungerberg

By: _____
Print/Type Name & Title: _____

(SEAL)
Name: _____

By: _____
Print/Type Name & Title: _____

(SEAL)
Name: _____

State of NC - County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that Victoria Yungerberg and Matthew Farrel Yungerberg personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 10 day of May, 2019.

[SEAL]

BARBARA L. STEWART
NOTARY PUBLIC
Guilford County, North Carolina

My Commission Expires: 9/23/22

Barbara L. Stewart
Barbara L. Stewart, Notary Public