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BY: JEANETTE ZENDEJAS- MEDLEY

2020058018
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$28.00
STATE OF NC
REAL ESTATE
EXTX \$440.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: AMD.00

Parcel Identifier No.: 01007K0000354 Verified By: _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: 6059 Birkdale Dr., High Point, NC 27265

This Instrument was prepared by: Goins Law, 2212 Eastchester Dr, Ste E-1, High Point, NC 27265

Brief description for the Index: Lot 354, Laurel Village at Laurel Oak Ranch

THIS DEED made this _____ day of _____, 2020, by and between

GRANTOR	GRANTEE
THOMAS G. HUNTER And spouse, REBECCA B. HUNTER Address: 2537 Tim Currin Rd. Lillington, NC 27546	HEIDI DUNIGAN And TYLER HUGHES Joint Tenants with Right of Survivorship Property Address: 6059 Birkdale Drive High Point, NC 27265

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 situated in the City of High Point, High Point Township, Guilford County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and Incorporated herein by reference.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010

Printed by Agreement with the NC Bar Association

Submitted electronically by "Goins Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Guilford County Register of Deeds.

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

The property herein above described was acquired by Grantor by instrument recorded in Book 2276, Page 657.

A map showing the above described property is recorded in Plat Book 34, Page 44.

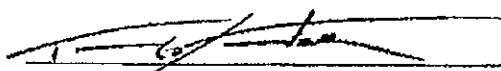
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 hereinabove described is subject to the following exceptions:

Any easements, restrictions or rights of way of record.
2020 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand the day and year first above written.

 (SEAL)

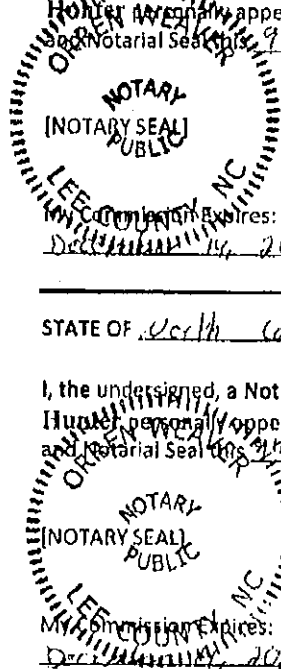
Thomas G. Hunter


 (SEAL)

Rebecca B. Hunter

STATE OF North Carolina COUNTY OF Harnett

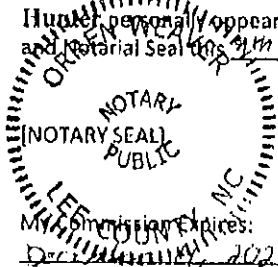
I, the undersigned, a Notary Public of the state of North Carolina, Harnett county, certify that **Thomas G. Hunter** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 9th day of September, 2020.




Print Name: Owen Weaver

STATE OF North Carolina COUNTY OF Harnett

I, the undersigned, a Notary Public of the state of North Carolina, Harnett county, certify that **Rebecca B. Hunter** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 9th day of September, 2020.





Print Name: Owen Weaver

EXHIBIT A

Lying and being in Davidson County, North Carolina, and being more particularly described as follows:

Being all of Lot 354 of Laurel Village at Laurel Oak Ranch, as shown on a plat recorded in Plat Book 34 at Page 44, in the Office of the Register of Deeds of Guilford County, North Carolina.

**Property Address:
6059 Birkdale Drive
High Point, NC 27265**

Parcel # 01-007-K-000-0354