


2018047669 00132

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$636.00

PRESENTED & RECORDED:

12-13-2018 02:52:45 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPT

BK: RE 3438**PG: 1237-1238**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$636.00

Parcel Identifier No. 5892-17-1899.000 Verified by Forsyth County on the ____ day of _____, 2018

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq.

Brief description for the Index: Lot 47, Doublegate, Section One

THIS DEED made this 12th day of December, 2018, by and between

GRANTOR

Wilford L. Thames, unmarried widower

GRANTEE

Brianna E. Berish and husband, Jeffrey W. Berish
**Property Address: 105 Doublegate Court
 Clemmons, NC 27012**

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 Grantor's interest in and to 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 47 as shown on the map of Doublegate, Section One recorded in Plat Book 37, Pages 77 and 78 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

This property is the primary residence of one or more of the Grantors.

For back title, see Book 2205, Page 2250, Forsyth County Registry

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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

Wilford L. Thames (SEAL)
Wilford L. Thames

State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Wilford L. Thames

Date: 12/12/2018

Susan T. Smith
Notary Public

Susan T. Smith
Print Name

My commission expires: 8/1/2020

