

2019043547 00198FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$380.00**

PRESENTED & RECORDED

10/29/2019 04:40:42 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3490**PG: 700 - 701**Mail deed and tax bills to Grantee: **2685 Colchester Drive, Kernersville, NC 27284**Prepared by: N. Alan Bennett (Thomas and Bennett)
116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$380.00

Brief description: **Lot 4, Bethel Forest, Section 1**

GENERAL WARRANTY DEED

THIS DEED made this 15th day of October, 2019, by and between:

GRANTOR:

PRIME REAL ESTATE, INC,
a North Carolina corporationGrantor address:
5412 Red Fox Drive
Oak Ridge, NC 27310

GRANTEE:

BRICE MICHAEL RIDINGS
and wife,
SIERRA SIEGRIST RIDINGSGrantee address:
2685 Colchester Drive
Kernersville, NC 27284

The property conveyed does not include the primary residence of the Grantor.

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 Forsyth County, North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as **Lot 4 of Bethel Forest, Section 1**, a map and plat of which is recorded in **Plat Book 25, Page 194** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

This is the same property as described in Book 3457, Page 1504, Forsyth County Registry and is designated as Tax PIN 6887-96-7667.00 (Block 5414A, Lot 004) on the Forsyth County tax maps.

Property Address: **2685 Colchester Drive, Kernersville, NC 27284**

Submitted electronically by "Thomas and Bennett"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

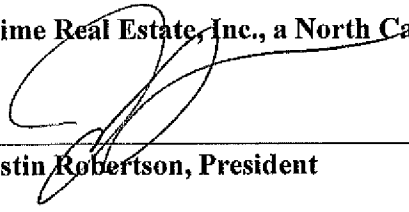
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Prime Real Estate, Inc., a North Carolina corporation



Justin Robertson, President (Seal)

North Carolina, Forsyth County

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:

Justin Robertson

October 15, 2019

Place notary seal below this line:

Kimberly W. Hernandez
Notary Public

Print/Type Name: Kimberly W. Hernandez

My Commission Expires: July 25, 2020

