

2019047489 00102

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$90.00

PRESENTED & RECORDED
 11/25/2019 12:20:00 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3494
PG: 4212 - 4214

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$90.00

Tax Parcel Identification Number: 6845-37-3636.000

This instrument was prepared by: Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to: 2829 Old Greensboro Road, Winston-Salem, NC 27101

Property Address: 2829 Old Greensboro Road, Winston-Salem, NC 27101

Brief description for the Index: Lots 125 and 126, Plat of "Masten Park"

THIS DEED made this 25 day of November, 2019 by and between

GRANTOR

SHERI BURCHETTE and husband,
TODD BURCHETTE

1085 Mountain Mist Road
Westfield, NC 27053

GRANTEE

JACOB GREEN and wife,
REBECCA GREEN

2829 Old Greensboro Road
Winston-Salem, NC 27101

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 County of **FORSYTH**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference, see the deed recorded in Book 2685, Page 2836, Forsyth County Registry.

Submitted electronically by "Craige Jenkins Liipfert & Walker LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

THIS IS _____ OR IS NOT ☒ THE GRANTOR'S PRIMARY RESIDENCE

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: subject to easements and restrictions of record, if any; and 2019 property taxes.

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

Sheri Burchette (SEAL) Todd Burchette (SEAL)
SHERI BURCHETTE TODD BURCHETTE

STATE OF North Carolina

COUNTY OF Forsyth

I, Kevin S Bruce, a Notary Public for the County of Forsyth and State of North Carolina do hereby certify that Sheri Burchette and wife, Todd Burchette, either being personally known to me or proven by satisfactory evidence (said evidence being Driver's License), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 25 day of November, 2019.

Kevin S Bruce
Notary Public
Name: KEVIN S. Bruce
My Commission Expires: 12-7-19

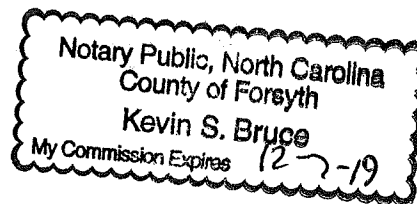


EXHIBIT "A"
PROPERTY DESCRIPTION

Lying and being in Broadbay Township, east of the City of Winston-Salem, fronting 100 feet on the northwest side of Belews Creek Street and of that width extending back in a northwesterly direction 150 feet and being known and designated on the Plat of "Masten Park" property as Lots Nos. 125 and 126, and for the more particular description of said lot reference is hereby made to said plat recorded in Plat Book 2, Page 19, in the Office of the Register of Deeds of Forsyth County, North Carolina.