

**2019049257 00217**  
 FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$624.00**  
 PRESENTED & RECORDED  
 12/06/2019 03:42:48 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE  
 ASST  
**BK: RE 3497**  
**PG: 87 - 88**

Mail deed and tax bills to Grantee: **5712 Bromley Drive, Kernersville, NC 27284**

Prepared by: N. Alan Bennett (Thomas and Bennett)  
 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$624.00

Brief description: **Lot 21, Wellington Village**

GENERAL WARRANTY DEED

THIS DEED made this 5<sup>th</sup> day of December, 2019, by and between:

<p><b>GRANTOR:</b></p> <p><b>TODD M. MORGAN</b>  <b>(aka Todd Meloy Morgan)</b>  <b>and wife,</b>  <b>ELIZABETH S. MORGAN</b>  <b>(aka Elizabeth Shell Morgan)</b></p> <p>Grantor address:          2121 Summerlyn Park Drive          Kernersville, NC 27284</p>	<p><b>GRANTEE:</b></p> <p><b>CHRISTOPHER D. DOLESH</b>  <b>and wife,</b>  <b>LENORE FRANZESE DOLESH</b></p> <p>Grantee address:          5712 Bromley Drive          Kernersville, NC 27284</p>
<p>The property conveyed does include the primary residence of the Grantor.</p>	

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 21 of Wellington Village**, a map and plat of which is recorded in **Plat Book 40, Page 33** in the Office of the Register of Deeds of Forsyth County, to which reference is hereby made for a more particular description thereof.

This is the same property as described in Book 2084, Page 1389, Forsyth County Registry and is designated as Tax PIN 6866-96-4774.00 (Block 5345T, Lot 021) on the Forsyth County tax maps.

Property Address: **5712 Bromley 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.

Todd M. Morgan (Seal)  
Todd M. Morgan (aka Todd Meloy Morgan)

Elizabeth S. Morgan (Seal)  
Elizabeth S. Morgan (aka Elizabeth Shell Morgan)

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:

**Todd M. Morgan and Elizabeth S. Morgan**

December 5, 2019

Place notary seal below this line:

Kimberly W. Hernandez  
Notary Public

Print/Type Name: Kimberly W. Hernandez

My Commission Expires: July 25, 2020

