

2020006408 00095FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$640.00**

PRESENTED & RECORDED

02/14/2020 12:08:38 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3508**PG: 493 - 494**Mail deed and tax bills to Grantee: **417 Wesley Park Drive, Kernersville, NC 27284**Prepared by: N. Alan Bennett (Thomas and Bennett)
116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$640.00

Brief description: **Lot 16, Wesley Park**

GENERAL WARRANTY DEED

THIS DEED made this 14th day of February, 2020, by and between:

<p>GRANTOR:</p> <p>JAMES W. BRYANT, III and wife, DEBORAH M. BRYANT</p> <p>Grantor address: 2834 Snowy Egret Drive Polk City, FL 33868</p>	<p>GRANTEE:</p> <p>JOSEPH C. WAUGH and wife, SUSAN C. WAUGH</p> <p>Grantee address: 417 Wesley Park 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 16 of Wesley Park**, a map and plat of which is recorded in **Plat Book 40, Page 72** in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description thereof.

This is the same property as described in Book 2092, Page 2147 and Book 2692, Page 1977, Forsyth County Registry and is designated as Tax PIN 6876-68-1190.00 (Block 5345U, Lot 016) on the Forsyth County tax maps.

Property Address: **417 Wesley Park Drive, Kernersville, NC 27284**

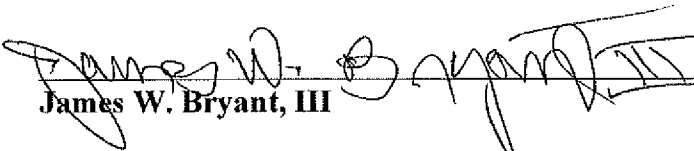
submitted electronically by "Thomas and Bennett"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

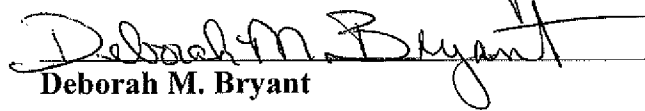
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

 _____ (Seal)
James W. Bryant, III

 _____ (Seal)
Deborah M. Bryant

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:

James W. Bryant, III and Deborah M. Bryant

February 14, 2020

Place notary seal below this line:

 _____
Notary Public- Marjorie S. McLaughlin

My Commission Expires – February 12, 2025

