

2020024198 00136

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$800.00

PRESENTED & RECORDED
06/15/2020 12:19:31 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS
ASST

BK: RE 3530
PG: 3905 - 3907

GENERAL WARRANTY DEED

Excise Tax: \$800.00

Tax Parcel ID No. 6802-75-8343.000 Verified by _____ County
on the ____ day of _____, 20__ By: _____

Mail/Box to: _____

This instrument was prepared by: **Thomas G. Jacobs, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**

Brief description for the Index: Lot 118, Greenbrier Farm

THIS DEED, made this the 9 day of June, 2020, by and between

GRANTOR: James McFall Pearce and wife Sarah Denison Pearce
whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: Colin Matthew Hanson and Lauren Dryer Hanson
whose mailing address is 3717 Old Pfafftown Road, Winston-Salem, NC 27106
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3262, Page 1500, and being reflected on plat(s) recorded in Map/Plat Book 40, page/slide 97.

All or a portion of the property herein conveyed x includes or _____ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: _____ (SEAL)
Print/Type Name & Title: _____ James McFall Pearce

By: _____ (SEAL)
Print/Type Name & Title: _____ Sarah Denison Pearce

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

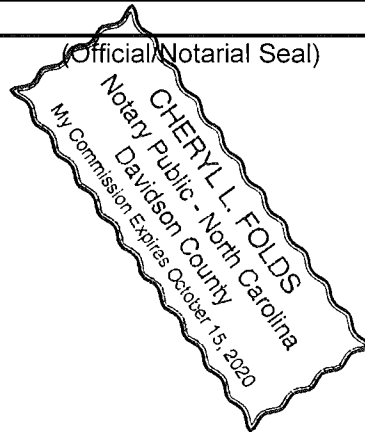
State of NORTH CAROLINA
County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

James McFall Pearce and Sarah Denison Pearce
[insert name(s) of principal(s)].

Date: 6-9-2020
Cheryl L Folds Notary Public
Notary's Printed or Typed Name

My Commission Expires:
10-15-20



State of _____
County of _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____ [insert name(s) of principal(s)].

Date: _____
_____ Notary Public
Notary's Printed or Typed Name

My Commission Expires:

(Official/Notarial Seal)

Exhibit A

Being known and designated as Lot No. 118, as shown on the Map of GREENBRIER FARM, PHASE II, SECTION TWO, as recorded in Plat Book 40, Page 97, in the office of the Register of Deeds of Forsyth County, North Carolina reference to which is hereby made for a more particular description.