

**2020029573 00224**

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

**\$800.00**

PRESENTED & RECORDED  
07/14/2020 03:42:27 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST

**BK: RE 3537**

**PG: 2906 - 2907**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ **800.00**

Parcel Identifier No. 6876-68-2204 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee @ address shown below

This instrument was prepared by: Gwynn & Edwards, P.A., 5909 Falls of Neuse Ste 200, Raleigh NC 27609

Brief description for the Index: Lot 17 of Wesley Park

THIS DEED made this 23 day of April, 2020, by and between

GRANTOR

John C. Kirby and spouse, Carrie S. Kirby

GRANTEE

**Charity Brown Griffin and spouse  
Reginald Maurice Griffin, Jr.**

413 Wesley Park Drive  
Kernersville, NC 27284

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Kernersville, \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 17 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 1985, Page 1664, Forsyth County Registry and is designated as Tax Pin 6876-68-2204 (Block 5345U, Lot 017) on the Forsyth County tax maps.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3117 page 890.

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

A map showing the above described property is recorded in Plat Book 40 page 72.

Submitted electronically by "Law Office of Clint Calaway"  
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, other than the following exceptions:

1. Ad valorem taxes for the current year and subsequent years.
2. Easements, restrictions and other matters of record affecting title to the subject property.

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

John C. Kirby (SEAL)  
John C. Kirby

Carrie S. Kirby (SEAL)  
Carrie S. Kirby

\_\_\_\_\_  
(SEAL)

State of NC - County or City of Forsyth  
I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that John C. Kirby personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 23 day of April, 2020

**SHEENA BLAKELY**  
Notary Public  
Forsyth Co., North Carolina  
My Commission Expires Sept. 14, 2022

Sheena Blakely  
Notary Public  
Sheena Blakely  
Notary's Printed or Typed Name

My Commission Expires: 9/14/22

(Affix Notary Seal)

State of NC - County or City of Forsyth  
I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that Carrie S. Kirby personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 23 day of April, 2020

**SHEENA BLAKELY**  
Notary Public  
Forsyth Co., North Carolina  
My Commission Expires Sept. 14, 2022

Sheena Blakely  
Notary Public  
Sheena Blakely  
Notary's Printed or Typed Name

My Commission Expires: 9/14/22

(Affix Notary Seal)