

**2020032773 00236**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$1046.00**

PRESENTED &amp; RECORDED

07/31/2020 03:46:39 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS

ASST

**BK: RE 3541****PG: 3986 - 3990****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,046.00

Parcel Identifier No. 6876-58-8583

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail to: Coltrane Grubbs Orenstein, PLLC, 109 East Mountain Street – Suite D, Kernersville, NC 27284

Prepared by: Joseph D. Orenstein, a North Carolina licensed attorney, for Coltrane Grubbs Orenstein, PLLC.

*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 8 Wesley Park PB 40 PG 72

THIS DEED made the 31<sup>st</sup> day of July, 2020, by and between

GRANTOR	GRANTEE
<p><b>Michael Charles Stone</b> (a/k/a Mike Stone) and <b>Katherine Lenae Stone</b> (a/k/a Lenae Stone), husband and wife</p> <p>Grantor Address: _____</p>	<p><b>Bruce Murphy and Tracie Michelle Murphy,</b> husband and wife</p> <p>Grantee Address: 400 Wesley Park Drive Kernersville, NC 27284</p>

*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 Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated by reference.**

The property herein described [ ] is or [ ] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3260, Page 3796, Forsyth County Registry.

Submitted electronically by "Coltrane Grubbs Orenstein, PLLC"  
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:

Subject to easements, rights of way, and other restrictions of record.

*(signatures to follow)*

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

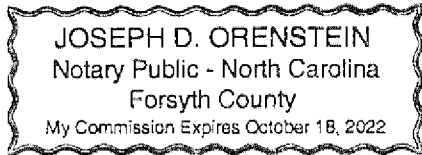
 (SEAL)  
Michael Charles Stone, A/K/A Mike Stone

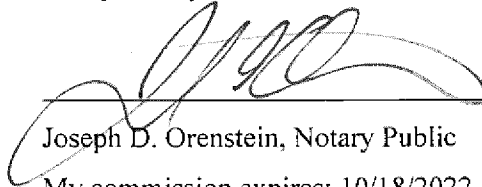
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STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

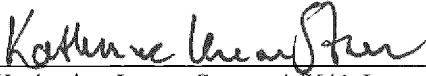
I, the undersigned Notary Public, do hereby certify that Michael Charles Stone (A/K/A Mike Stone) personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 31st day of July, 2020.



  
Joseph D. Orenstein, Notary Public  
My commission expires: 10/18/2022

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

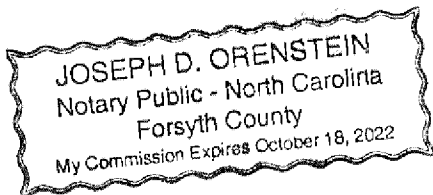
 (SEAL)  
Katherine Lenae Stone, A/K/A Lenae Stone

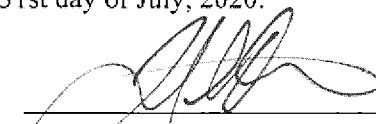
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STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Katherine Lenae Stone (A/K/A Lenae Stone) personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 31st day of July, 2020.



  
\_\_\_\_\_  
Joseph D. Orenstein, Notary Public  
My commission expires: 10/18/2022

**Exhibit "A"**

**Property of Bruce Murphy and Tracie Michelle Murphy, husband and wife  
400 Wesley Park Drive**

Being known and designated as Lot 8 of WESLEY PARK, a map 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.

The subject property is the same as that property described in Deed Book 3260, Page 3796, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6876-58-8583 on the Forsyth County Tax Maps.