

**2020046499 00222**

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

**\$1260.00**

PRESENTED & RECORDED

10/15/2020 03:46:12 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

**BK: RE 3559**

**PG: 1460 - 1462**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,260.00

Parcel Identifier No. 6876-58-7443

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

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

Mail to: Coltrane Grubbs Orenstein, PLLC, P.O. Box 1062, Kernersville, NC 27285-1062

Prepared by: Jason T. Grubbs, Coltrane Grubbs Orenstein, PLLC

*(NO TITLE SEARCH REQUESTED AND NONE PERFORMED BY DRAFTING ATTORNEY)*

Brief description for the Index: Lot 7 "Wesley Park" PB40 PG72

THIS DEED made the 8 day of September, 2020, by and between

GRANTOR	GRANTEE
<p><b>Charles Kevin Bugg and wife, Lisa R. Bugg</b></p> <p>Grantor Address: <u>1325 NC HWY 66 S STE F</u> <u>KERNERSVILLE NC 27285</u></p>	<p><b>James D. Lindquist and wife, Maria C. Lindquist; and Christopher Lindquist and wife, Kimberly Lindquist</b></p> <p>as joint tenants with right of survivorship</p> <p>Property Address: 305 Asbury 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 remised and released and does grant, bargain, sell and convey unto the Grantee in fee simple to Grantee, all that certain lot or parcel of land situated in Kernersville Township, Forsyth County, North Carolina and more particularly described as follows:

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

The property described herein was acquired by Grantor by instrument recorded in Book 2935, Page 2980, Forsyth County Registry.

All of the property herein conveyed includes the primary residence of a Grantor.

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.

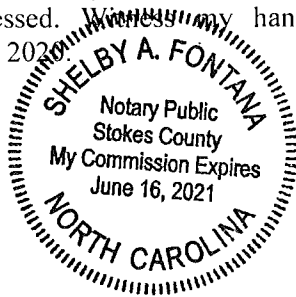
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Charles Kevin Bugg (SEAL)  
CHARLES KEVIN BUGG

Lisa R. Bugg (SEAL)  
LISA R. BUGG

State of NC - County of Stokes

I, the undersigned Notary Public of Stokes County, NC, certify that CHARLES KEVIN BUGG personally appeared before me this day and having first provided me with satisfactory proof of his identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 8 day of September, 2020.



Shelby A. Fontana  
Shelby A. Fontana, Notary Public  
My Commission Expires: June 16, 2021

State of NC - County of Stokes

I, the undersigned Notary Public of Stokes County, N.C., certify that LISA R. BUGG personally appeared before me this day and having first provided me with satisfactory proof of his identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 8 day of September, 2020.



Shelby A. Fontana  
Shelby A. Fontana, Notary Public  
My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**  
**Property of James D. Lindquist and wife, Maria C. Lindquist**  
**305 Asbury Drive**

BEING KNOWN AND DESIGNATED as Lot Number 7 of "WESLEY PARK", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 40 at Page 72, reference to which is hereby made for a more particular description.

Any Lot(s) herein conveyed which is/are a part of Wesley Park shall be subject to the Plan of Development as the same is recorded in Book 1980 at Page 3339, in the Office of the Register of Deeds of Forsyth County, North Carolina.

By acceptance and recordation of this Deed, as the same relates to the Lot(s) which are herein conveyed and are a part of Wesley Park, the Grantee and each of them acknowledge that the Lot(s) above-described as a part of Wesley Park is conveyed subject to the aforesaid Plan of Development and that the Grantee and each of them shall be obligated to become and remain a member of Wesley Park Homeowner's Association so long as the Grantee and each of them shall own the above-described Lot(s) or any lot(s) in Wesley Park; that the Grantee and each of them shall be obligated to pay such dues, assessments and other sums as may be imposed from time to time pursuant to the terms of the Plan of Development as referred to above.

The subject property is the same as that property described in Deed Book 2935, Page 2980, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6876-58-7443 on the Forsyth County Tax Maps.

*The preparer of this document has been engaged solely for the purpose of drafting this instrument and prepared the instrument only from the information provided. The preparer has not been requested to conduct nor has the preparer completed any of the following: a title search, an examination of the legal description, an opinion on title, or advice on the tax/legal consequences that may arise as a result of the conveyance. Further, such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated, and the preparer has not verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*