

2020049233 00213FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$890.00

PRESENTED & RECORDED

10/30/2020 02:54:18 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3562**PG: 4473 - 4475**

Drafted By: AJ Ceberio, Esq.

RECORDING TIME

This instrument prepared by AJ Ceberio Esq., 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.

PROBATE AND FILING FEE

EXCISE TAX \$ 890.00

Block: 4261 Lot: 11 & 12 Parcel Identifier No.:5883-60-1311.00

Property Address: 4310 Woodbourne Drive, Clemmons, NC 27012

Mail after recording and future tax bills to: Grantee at property address.

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made this 09th day of October, 2020, by and between

GRANTOR

Andres Adolfo Ceberio, and wife,
Karen Lynn Ceberio
4310 Woodbourne Drive
Clemmons, NC 27012

GRANTEE

Jamie Koufman, unmarried
4310 Woodbourne Drive
Clemmons, NC 27012

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, in consideration of ten dollars and other valuable consideration (\$10.00 and o.v.c.) to them 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 in Clemmons Township, Forsyth County, North Carolina, more particularly described as follows:

BEING known and designated as Lots Numbered Eleven (11) and Twelve (12) in Block "P," as shown on map of Meadowbrook (No. 4), Section of Forest Hills Estates, Plat of said property being made by Paul King, C.E., which map is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 21, page 115, and to which map reference is hereby made for a more particular description.

Together with and subject to all easements and restrictions of record, if any.

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, save and except easements, restrictions, and rights of way as appear of record, and 2020 city-county ad valorem property taxes, prorated between the parties as of the date of delivery of this deed.

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

IN WITNESS WHEREOF the Grantor has set his/her hand and seal the day and year first above written.

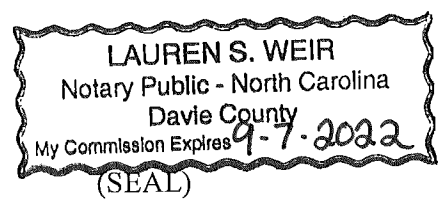
[Signature] (seal)
Andres Adolfo Ceberio

[Signature] (seal)
Karen Lynn Ceberio

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

I, Lauren S. Weir, a Notary Public of Davie County, North Carolina, do hereby certify that Andres Adolfo Ceberio, personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and notarial seal, this 29 day of October, 2020.

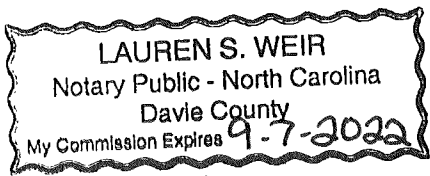


[Signature]
Lauren S. Weir, Notary Public
My Commission Expires: 9-7-2022

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

I, Lauren S. Weir, a Notary Public of Davie County, North Carolina, do hereby certify that Karen Lynn Ceberio personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and notarial seal, this 29 day of October, 2020.



Lauren S. Weir
Lauren S. Weir, Notary Public

My Commission Expires: 9-7-2022