

2020051615 00048

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$50.00

PRESENTED & RECORDED
11/13/2020 08:42:11 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPTY

BK: RE 3565
PG: 4454 - 4456

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$50.00

Parcel Identifier No.: 6888-07-1624

Mail after recording to: Grantee

This instrument was prepared by: Justice Law Group PA, 1734 Battleground Avenue, Greensboro, NC 27408

Brief Description from the Index: Lot 28, Tipton Estates, Sec 2

THIS DEED made this _____ day of November, 2020, by and between

GRANTOR

Julie K. Byrd f/k/a Julie K. Milam, a Free Trader*

*See Book 3569, Page 4160, Forsyth County Registry.

216 Oakhurst Street
Kernersville, NC 27284

GRANTEE

Matthew A. James and Amanda Masters James, a married couple

1983 Cartwright Drive
Kernersville, NC 27284

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 _____, City of Kernersville, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

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 3259, Page 1630, Forsyth County Registry.

Submitted electronically by "Justice Law Group, P.A." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 25, Page 92, and referenced within this instrument.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to Easements, Restrictions, Covenants, Rights of Way of record, if any and ad-valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

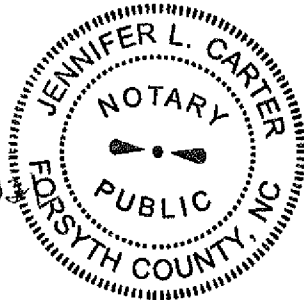
Julie K. Byrd
Julie K. Byrd

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I, Jennifer L. Carter, Notary Public, do hereby certify that Julie K. Byrd personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 11 day of November, 2020.

Jennifer L. Carter
Official Signature of Notary



My Commission Expires: 11-27-2021

Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot No. 28 as shown on the plat of Tipton Estates, Section 2, recorded in Plat Book 25, Page 92, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

SUBJECT, however, to an easement 6 feet in width contiguous with the south line of Lot No. 28 and extending from Cartwright Drive a total distance of 150 feet.

Tax Parcel Number: 6888-07-1624

Property Address: 1983 Cartwright Drive, Kernersville, NC 27284