

2021022826 00401

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1098.00
 PRESENTED & RECORDED
 04/30/2021 04:22:51 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE
 DPTY

BK: RE 3606
PG: 2652 - 2653

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,098.00

Parcel Identifier No. 6807-83-8601.00 Verified by _____ County on the ____ day of _____, _____
 By: _____

This instrument prepared by: Steven Foskett, 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.

Mail/Box to: Grantee

Brief description for the Index: LOT 87, Greenbrier Farm, Book 40, Page 96

THIS DEED made this 28 day of April, 2021 by and between

GRANTOR	GRANTEE
Kirk S. Figan and wife, Nancy R. Figan 1959 N. Peace Haven Road, #327 Winston-Salem, NC 27106	John Charles Sabanosh and wife, Li Xia 109 Windrush Road, Winston-Salem, NC 27106

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 the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Being all of Lot 87, Greenbrier Farm, Section 1, Phase 3, according to the plat thereof recorded in Plat Book 40, Page 96, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 109 Windrush Road, Winston-Salem, NC 27106

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2740 Page 3565

submitted electronically by "Steven Foskett, PA"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

A map showing the above described property is recorded in Plat Book 40, Page 96.

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: Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any, and current year ad valorem taxes.

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

Kirk S. Figan (SEAL)
Kirk S. Figan

Nancy R. Figan (SEAL)
Nancy R. Figan

STATE OF North Carolina

COUNTY OF Forsyth

I, Cheryl L. Vaughan, a Notary Public for said Davidson County and State, do hereby certify that Kirk S. Figan Nancy R. Figan, appeared before me and acknowledged that he/she signed the foregoing instrument on the day and year within mentioned.

Witness my hand and official seal, this 28th day of April, 2021.

(OFFICIAL SEAL)

Cheryl L. Vaughan
NOTARY PUBLIC

My Commission Expires: 3/19/2022

