

2021040933 00071FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$682.00**

PRESENTED & RECORDED

07/30/2021 10:32:46 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE

DPTY

BK: RE 3629**PG: 2072 - 2073****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$682.00

Parcel Identifier No. 6868-81-1625.000 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:

THIS DEED made this 29 day of July, 2021 by and between

GRANTOR	GRANTEE
Scott Moffitt AKA J. Scott Moffitt and wife, Leslie Moffitt 5530 Shady Hollow Road, Staley, NC 27355	Jacob Curran and wife, Heidi Curran 5175 Toucan Lane, 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 the City of Kernersville, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot No. 33, as shown on the Map of Sedge Lake Garden, Section Three as recorded in Plat Book 36, Page 29, in the Office of The Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 5175 Toucan Lane, Kernersville, NC 27284

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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2852, Page 849

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 36, Page 29.

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.

Scott Moffitt (SEAL)
Scott Moffitt

Leslie Moffitt (SEAL)
Leslie Moffitt

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, STEVEN FOSKETT, a Notary Public for said County and State, do hereby certify that **Scott Moffitt and Leslie Moffitt**, 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 29 day of July, 2021.

(OFFICIAL SEAL)

Steven Foskett
NOTARY PUBLIC

My Commission Expires: 9/15/25

