

2021041603 00096

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$420.00

PRESENTED & RECORDED

08/03/2021 12:23:14 PM

LYNNE JOHNSON
REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3630

PG: 1511 - 1512

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$420

Mail after recording to: Grantee @ PROPERTY ADDRESS

This instrument prepared by: Voula Boutis, Esq. A LICENSED N.C. ATTORNEY

DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX

COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS.

Brief Description for the Index: LOT 2, CEDARWOOD HILLS SD, SECT 1

PARCEL #6882-76-0347.000

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

GRANTOR: JOANNA R PAYNE, UNMARRIED

Mailing Address: 4009 Preswick Ct, High Point NC 27265

GRANTEE: JAMES F. BROWN III AND WIFE, GAIL YVONNE BROWN

Property Address: 114 Cedarwood Trl, High Point NC 27265

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:

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 FORSYTH County, North Carolina and being more particularly described as follows:

This is the primary residence of the Grantor. (N.C.G.S. S105-317.2)

BEING all of Lot 2, Section 1, Block A, Cedarwood Hills Subdivision, as per plat thereof recorded in Plat Book 23, Page 47, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description of same

And being all of the same property conveyed by Deed to Joanna R Payne in Book 3437 Page 1815 in the Office of the Register of Deeds of Forsyth County, North Carolina.

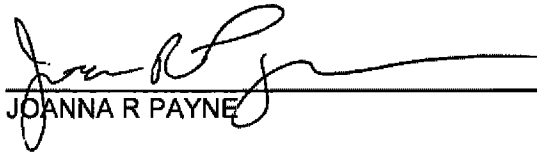
Prior instrument reference: Book 3437 at Page 1815.

A map showing the above described property is recorded in Plat Book 23 at Page 47

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 the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements, restrictions and rights of way of record, if any, and ad valorem taxes for the current and all subsequent years

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

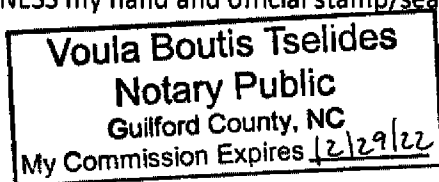

JOANNA R PAYNE

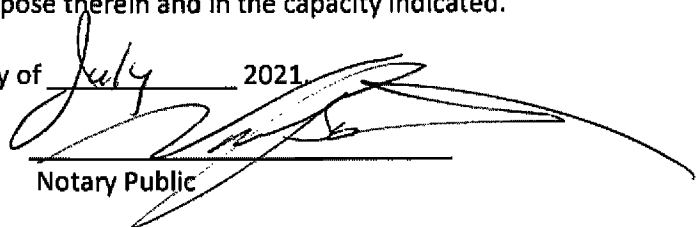
(SEAL)

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Voula Boutis Tselides, a Notary Public of Guilford County and State aforesaid, certify that **JOANNA R PAYNE**, principal(s), personally appeared before me this day, and (i) I have personal knowledge of the identity of the principal(s), or (ii) I have seen satisfactory evidence of the principal(s) identity, by current State or Federal identification with the principals photograph in the form of a state issued driver's license, or (iii) a credible witness has sworn to before me the identity of the principal(s), and each principal acknowledged to me that he voluntarily signed the foregoing document for the purpose therein and in the capacity indicated.

WITNESS my hand and official stamp/seal, this 29 day of July 2021.




Notary Public

My commission expires: 12/29/2022