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FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 08/27/2021 08:05:55 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3636

PG: 839 - 840

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Abigail E. Peoples, 5415-A W. Friendly Avenue, Greensboro, NC 27410

This instrument was prepared by: Abigail E. Peoples, Attorney (without title examination or tax advice)

Brief description for the Index: Lot 14, Windsor Park, Section I

THIS DEED made this _____ day of August, 2021, by and between

GRANTOR	GRANTEE
<p>MONTE P. BREDAL (widowed)</p>	<p>MONTE P. BREDAL (a 99% undivided interest)</p> <p>and</p> <p>MONICA A. MALBOEUF (a 0.5% undivided interest),</p> <p>and</p> <p>ERIC S. BREDAL (a 0.5% undivided interest),</p> <p>together as joint tenants with rights of survivorship</p> <p><u>Mailing and Property Address:</u> 454 Windsor Park Road Kernersville, NC 27284</p>

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 of that certain lot or parcel of land situated in the City of _____, Kernersville Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 14 of WINDSOR PARK, Section One, Revised, as shown on the plat of same as recorded in Plat Book 30 at page 199, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Submitted electronically by Law Firm of Abigail E. Peoples, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth Register of Deeds.

The above described property is the same as that which is described in Deed Book 1600 at page 1229, Forsyth County Registry and is further designated as Tax Lot 14 in Block 5342C on the Forsyth County Tax Maps.

WHEREAS Roy H. Bredal died December 20, 2020 in Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1748, page 4118.

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

A map showing the above described property is recorded in Plat Book 30, page 199.

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.

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

Easements, covenants, restrictions, and rights-of-way of record, if any.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

Monte P. Bredal (SEAL)
Print/Type Name: MONTE P. BREDAL

State of North Carolina - County of Guilford

I, the undersigned Notary Public of the County of Guilford and State aforesaid, certify that MONTE P. BREDAL personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 26th day of August, 2021.

My Commission Expires: 8-15-2022

Tammy Lide, Notary Public

(Affix Seal)

