

2021059756 00121

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

\$460.00

PRESENTED & RECORDED

11/01/2021 02:18:28 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3652

PG: 2146 - 2148

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 460.00

Parcel Identifier No. 6887-96-7667.00

Mail after recording & all future tax bills to: GRANTEE at Mailing Address

This instrument was prepared by: A. L. Collins 430 W Mountain St Kernersville NC 27284

NO TITLE SEARCH PERFORMED OR REQUESTED

THIS DEED made this 21 day of October, 2021 by and between

GRANTORS

BRICE MICHAEL RIDINGS and wife, SIERRA SIEGRIST RIDINGS

Mailing Address: 7901 N. Weeping Ash Drive, Eagle Mountain, UT 84005

GRANTEE

PAMELA TEAGUE, _____

Mailing Address & Subject Property: 2685 Colchester 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 Forsyth County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT A

Submitted electronically by "Moss Woods PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The above described property is not the primary residence of the Grantors. Prior Deed Book 3490 at page 700, Forsyth County Registry.

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 covenant with the Grantee, that Grantors are 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: easements, restrictions, rights-of-way and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this the first day and year first above written.

Brice Michael Ridings (SEAL)
BRICE MICHAEL RIDINGS, Grantor

Sierra Siegrist Ridings (SEAL)
SIERRA SIEGRIST RIDINGS, Grantor

NORTH CAROLINA Forsyth COUNTY

I, Whitney E Hunter a Notary Public for said State and Forsyth County do hereby certify that the following persons, **BRICE MICHAEL RIDINGS** and wife, **SIERRA SIEGRIST RIDINGS**, personally appeared before me this day acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated as Grantors. Witness my hand and official stamp or seal, this the 21 day of October, 2021.



Whitney E Hunter
Notary Public
My Commission Expires: 9/20/2026

EXHIBIT A

BEING KNOWN AND DESIGNATED as **Lot 4 of Bethel Forest, Section 1**, a map and plat of which is recorded in **Plat Book 25, Page 194** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.