

2021065724 00348FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X**\$620.00**

PRESENTED & RECORDED

12/01/2021 04:05:26 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3659**PG: 3905 - 3907****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$620.00****Tax Parcel Identification Number: 5882-71-2205.000**

This instrument was prepared by: Philip E. Searcy a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craig Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**NO TITLE SEARCH PERFORMED OR REQUESTED****Mail Tax Bill to:** 3680 Tanglebrook Trail, Clemmons, NC 27012**Property Address:** 3680 Tanglebrook Trail, Clemmons, NC 27012

Brief description for the Index: Lot 240, Clemmons West, Section 5

THIS DEED made this 30th day of November, 2021 by and between**GRANTOR****BRYANT W. GALBAUGH and wife,
COREY W. GALBAUGH****5441 Quartz Avenue
Clemmons, NC 27012****GRANTEE****JAMES H. COTTON and wife,
DIANE E. COTTON****3680 Tanglebrook Trail
Clemmons, NC 27012**

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 County of **FORSYTH**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference, see the deed recorded in Book 3049 Page 741 Forsyth County Registry.

THIS IS ✓ OR IS NOT _____ THE GRANTOR'S PRIMARY RESIDENCE

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: subject to easements and restrictions of record, if any; and 2021 property taxes.

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

Bryant W. Galbaugh (SEAL)
BRYANT W. GALBAUGH

Corey W. Galbaugh (SEAL)
COREY W. GALBAUGH

STATE OF NORTH CAROLINA

COUNTY OF DAVIE

I, AMANDA M. CRANFILL a Notary Public for the County of DAVIE and State of NC, do hereby certify that Bryant W. Galbaugh and wife, Corey W. Galbaugh either being personally known to me or proven by satisfactory evidence (said evidence being _____), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 30 day of NOVEMBER, 2021.

Amanda M Cranfill
Notary Public
Name: AMANDA M. CRANFILL
My Commission Expires: JULY 18, 2025

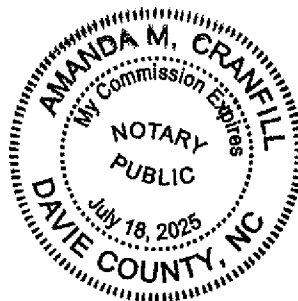


EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot 240, as shown on the Map of CLEMMONS WEST, Section 5, as recorded in Plat Book 27, at Page 48 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.