

2021066039 00065FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$772.00**PRESENTED & RECORDED
12/03/2021 10:15:22 AMLYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY**BK: RE 3660****PG: 940 - 942****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$772.00

Parcel Identifier No.: 6875-62-1304

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: Lot 83, The Authors

THIS DEED made this 29 day of November, 2021, by and between**GRANTOR**

Jimmy J. Edwards and spouse, Lynne S. Edwards

Mailing Address: 200 Yeomans Drive
Harkers Island, NC 28531**GRANTEE**

Caroline Dees Sofonio, unmarried

Property Address: 115 Anne Tyler Court, Kernersville, NC
27284Mailing Address: 72375 Morningstar Road
Rancho Mirage, CA 92270

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 Abbotts Creek, City of Kernersville, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? **Yes**

The property herein described was acquired by Grantor by instrument recorded in Book 2048, Page 2219, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 38, Page 55, and referenced within this instrument.

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

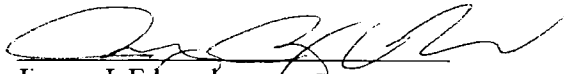
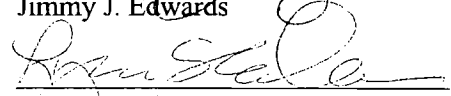
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated.

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


Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


 Jimmy J. Edwards

 Lynne S. Edwards

STATE OF NC
COUNTY OF Davidson

I, Kermit Robinson, Notary Public, do hereby certify that Jimmy J. Edwards and Lynne S. Edwards personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 29 day of November, 2021.


 Official Signature of Notary
 Printed or typed name of Notary

My Commission Expires: 10/11/26

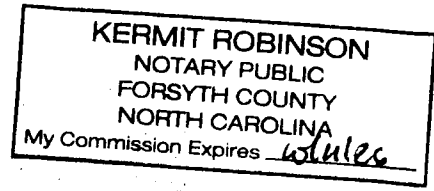


Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot Number 83, as shown on the plat entitled THE AUTHORS, SECTION TWO, as recorded in Plat Book 38, Page 55, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description, Subject to restrictions referenced in deed recorded in Book 1913, Page 501.

Parcel ID # 6875-62-1304

Property Address: 115 Anne Tyler Court, Kernersville, NC 27284