

2022000515 00225FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$564.00PRESENTED & RECORDED
01/04/2022 03:58:05 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY**BK: RE 3667****PG: 2408 - 2409****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$564.00**

Parcel Identifier No.: 5883-87-7541 (Block 4401F, Lot 024)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 315 Craver Pointe Drive, Clemmons, NC 27012

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina 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 24, Village Club, Section 1

THIS DEED made this 3rd day of January, 2022, by and between,

GRANTOR	GRANTEE
PHILLIP D. SPENCER and wife, SHANNON K. SPENCER (f/k/a Shannon M. Kueirka)	ROBERT GLENN RUSSELL, IV and wife, TETIANA BOGDAN RUSSELL (a/k/a Tetiana Bogdon Russell)
Mailing Address: 8335 Lismore Street, Clemmons, NC 27012	Mailing Address: 315 Craver Pointe Drive, 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 Forsyth County, North Carolina and more particularly described as follows:

Being all of Lot No. 24, as shown on a recorded plat entitled "VILLAGE CLUB, SECTION 1", said map prepared by Borum, Wade and Associates, PA, October 19, 1994, said plat being recorded in Plat Book 37, Page 147, in the office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Property Address: 315 Craver Pointe Drive, Clemmons, NC 27012

This property ✓ does/ does not include the primary residence of the Grantor.

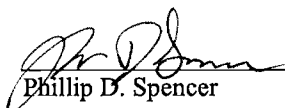
The property herein above described was acquired by Grantor by instruments recorded in Book 3081, Page 1827, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 37, Page 147.

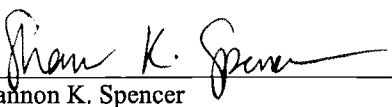
Submitted electronically by "Kangur & Porter, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

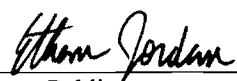
 (SEAL)
Phillip D. Spencer

 (SEAL)
Shannon K. Spencer

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Phillip D. Spencer and wife, Shannon K. Spencer.**

Date: 1/3/22


Notary Public

Ethan Jordan
printed or typed name of notary public

My Commission Expires: 8/5/2025

