

**2022002059 00224**

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

**\$7.00**

PRESENTED &amp; RECORDED

01/12/2022 04:25:29 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

**BK: RE 3669****PG: 1140 - 1143**

# **NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$7.00

Parcel Identifier No.: 6848-02-8659.000

Brief description for index: Lots, 3 &amp; 4, Ferrell Heights, Section 2

Mail deed/taxes after recording to Grantee: PO BOX 1882, Ontario, CA 91762

This instrument was prepared by: Patti D. Dobbins, Attorney at Law

THIS DEED made this 23<sup>rd</sup> day of November, 2021 by and between**GRANTOR:****THOMAS KEMPER** (unmarried) and **MARCO SARDAN** (unmarried)Address: 139 Nine Mile Road  
Newport, NC 28570**GRANTEE:****TREVOR FREDERICK** and wife, **MONISHA FREDERICK**Address: O Carlton Drive  
Winston Salem, NC 27105

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 Exhibit "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 3457, Page 849, Forsyth County Registry**.

"This instrument prepared by: PATTI D. DOBBINS, 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."

Submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 16, Page 158, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES ☒ NO

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.

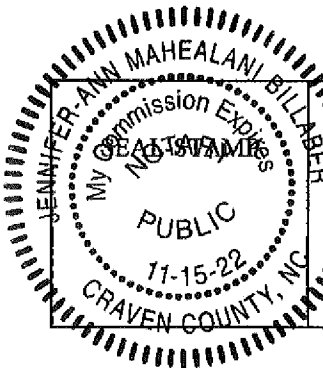
Title to the property hereinabove described is subject to the following exceptions:

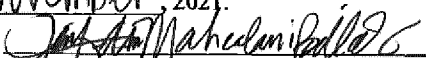
Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

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

By:  (SEAL)  
THOMAS KEMPER



STATE OF North Carolina COUNTY OF Carteret  
I, Jennifer Ann Mahealani Billaber, a Notary Public of Craven County of the State of North Carolina, do hereby certify that **THOMAS KEMPER** personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23<sup>rd</sup> day of November, 2021.  
My Commission Expires: 11/15/2022  Notary Public

By: \_\_\_\_\_ (SEAL)  
MARCO SARDAN

SEAL-STAMP	STATE OF _____ COUNTY OF _____
	I, _____, a Notary Public of _____ County of the State of _____, do hereby certify that <b>MARCO SARDAN</b> personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this ____ day of _____, 2021.
	My Commission Expires: _____ Notary Public

A map showing the above described property is recorded in Plat Book 16, Page 158, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES ☐ NO

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, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

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

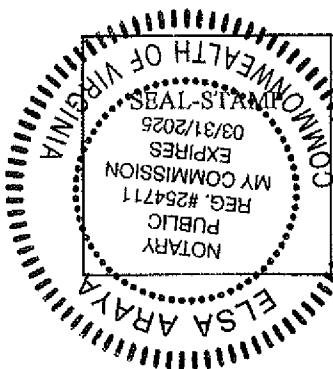
By: \_\_\_\_\_ (SEAL)

THOMAS KEMPER

SEAL-STAMP	STATE OF _____ COUNTY OF _____
	I, _____, a Notary Public of _____ County of the State of _____, do hereby certify that <b>THOMAS KEMPER</b> personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this ____ day of _____, 2021.
	My Commission Expires: _____ Notary Public

By: MARCO SARDAN (SEAL)

MARCO SARDAN

	STATE OF <u>VA</u> COUNTY OF <u>FAIRFAX</u>
	I, <u>ELSA ARAYA</u> , a Notary Public of <u>FAIRFAX</u> County of the State of <u>VA</u> , do hereby certify that <b>MARCO SARDAN</b> personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>23<sup>rd</sup></u> day of <u>November</u> , 2021.
	My Commission Expires: <u>03/31/2025</u> <u>Elsa Araya</u> Notary Public

**EXHIBIT "A"**

**LEGAL DESCRIPTION:**

**BEING Lots Numbered Three (3), Four (4) as shown upon the Map of Ferrell Heights, Section Two (2) as surveyed and platted by J.E. Ellerbe, C.E., in May 1953, which map is of record in the Office of the Register of Deeds of Forsyth County, North Carolina, in Map Book 16, Page 158 and to which map reference is hereby made for a more particular description.**

**This conveyance is made and accepted subject to the conditions and restrictions in Book 802, Page 301.**

**PROPERTY ADDRESS: 3132 KINNAMON ROAD, WINSTON SALEM, NC 27104**  
**PARCEL ID #: 6815-53-4231.000**