



2022005411 00117

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$45.00

PRESENTED & RECORDED:
02-02-2022 12:23:44 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK, DPL1Y

BK: RE 3673
PG: 1994-1996

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$45.00

Parcel Identifier No.: 6817-46-5930.000

Mail after recording to: Box # 107

This instrument was prepared by: John R. Combs

THIS DEED made this 2nd day of February 2022 by and between

GRANTORS

**Carl W. Moser (a/k/a Carl Woodrow Moser, Jr.)
and wife,
Sharon B. Moser (a/k/a Sharon Lynn Boyd Moser)
109 Lakeside Drive
Advance, NC 27006**

GRANTEE

**Dream Builders WS Construction, LLC
8603 N. NC Hwy 150
Clemmons, NC 27012**

The designation Grantors 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 Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

**BEING KNOWN AND DESIGNATED AS LOT NO. 12 AND BEING LOCATED ON LINDA CIRCLE,
SECTION 2, WINDSOR FOREST ESTATES AS RECORDED IN PLAT BOOK 19, PAGE 89 IN THE
OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH
MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR AND DEFINITE DESCRIPTION.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1332, Page 432, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 19, Page 89, and referenced within this instrument.

The above described property does does not include the primary residence of the Grantors.

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 Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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:

Rights of way, easements and any and all restrictions of record and current year ad valorem taxes.

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

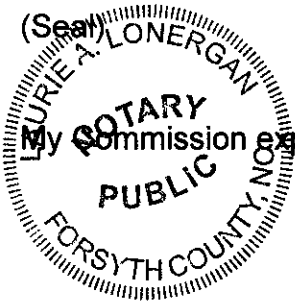
Carl W. Moser (Seal)
Carl W. Moser

Sharon B. Moser (Seal)
Sharon B. Moser

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: Carl W. Moser (a/k/a Carl Woodrow Moser, Jr.).

Witness my hand and official stamp or seal, this the 9th day of February, 2022.



My commission expires: 3.23.2023

Notary Public Laurie A. Loneragan
Printed name: Laurie A. Loneragan

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: Sharon B. Moser (a/k/a Sharon Lynn Boyd Moser)

Witness my hand and official stamp or seal, this the 2nd day of February, 2022.

(Seal)



My Commission expires: 3.23.2023

Notary Public Laurie A. Lonergan
Printed name: Laurie A. Lonergan