

2022005448 00154

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$411.00

PRESENTED & RECORDED
 02/02/2022 02:05:19 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS
 ASST

BK: RE 3673**PG: 2219 - 2220****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$411.00

Parcel Identifier No. 6846-95-6699

Mail/Box to: Grantee: _____

This instrument was prepared by: Moss Woods PLLC (Jason Moss)

Brief description for the Index: _____

THIS DEED made this 2 day of February, 2022, by and between**GRANTOR****GRANTEE**

Christopher Ian Werden (Single)

Joshua M. Wagoner

1407 NC Highway 66 S, Ste. D
 Kernersville, NC 27284

3700 Signet Drive
 Winston-Salem, NC 27101

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 City of Winston-Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

Being all of Lot 120 of Silver Chalice, Section 3, as shown on the plat recorded in Plat Book 38, Page 179, in the Office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2845 page 501.

All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of a Grantor.

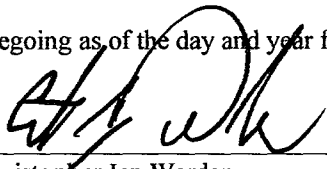
A map showing the above described property is recorded in Plat Book 38 page 179.

submitted electronically by "Moss Woods PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, covenants, restrictions and rights-of-way of record, if any.

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



 _____ (SEAL)
 Christopher Ian Werden

North Carolina

County of Guilford

I, Jason E. Moss, a Notary Public of the above state and county, certify that Christopher Ian Werden personally appeared before me this day and at the same time and place all of the following occurred : (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers, or signed the above document while in my physical presence, and while being personally observed by me doing so.

2-2-22
 Date



 Notary Public

My Commission Expires:

7-18-26

