

2022007956 00177
 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$778.00
 PRESENTED & RECORDED
 02/16/2022 03:59:36 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST
BK: RE 3676
PG: 1848 - 1849

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$778.00

Parcel Identifier No. 5892-07-8734.000

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee at: 6740 Doublegate Dr Clemmons, NC 27012

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Lot 5, Doublegate, Section 1, PB 37, PG 77, Forsyth County, North Carolina

THIS DEED made this 9th day of February, 2022, by and between

GRANTOR	GRANTEE
THOMAS P. BENSINK, UNMARRIED	ALISON SINK VANNOY, LEGALLY SEPERATED
FORWARDING ADDRESS: <u>2870 PEACHTREE RD, #232 ATLANTA, GA 30305</u>	PROPERTY ADDRESS: <u>6740 DOUBLEGATE DR CLEMMONS, NC 27012</u>
PROPERTY ADDRESS IS ___ IS NOT <input checked="" type="checkbox"/> GRANTOR'S PRIMARY RESIDENCE	

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 KNOWN AND DESIGNATED as Lot No. 5, as shown on the plat entitled Doublegate, Section One, as recorded in Plat Book 37, Page(s) 77 and 78, in the Office of the Register of Deeds of Forsyth County, North Carolina; reference to which is hereby made for a more particular description.

Submitted electronically by "Heather Kiger 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.

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, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2022 and subsequent years.

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

Thomas P. Bensink (SEAL)
THOMAS P. BENSINK

State of Arizona - County of Maricopa

I, Taylor Garcia, a Notary Public of Maricopa County, State of Arizona, certify that **THOMAS P. BENSINK**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 9th day of Feb, 2022.

(SEAL)



Taylor Garcia Notary Public
My Commission Expires: June 15th 2024