

2022011476 00106FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$320.00PRESENTED & RECORDED
03/09/2022 12:14:26 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE
DPTY**BK: RE 3680****PG: 3755 - 3759****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$320.00

Parcel Identifier No. 6888-07-1624.00

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

By: _____

Mail to: Atlas Law, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph D. Orenstein, a licensed North Carolina attorney, for Atlas Law

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 28, Tipton Estates PB 25 PG 92

THIS DEED made the 24 day of Feb, 2022, by and between

| GRANTOR | GRANTEE |
|---|---|
| <p>Matthew A. James and wife, Amanda Masters James</p> <p>Grantor Address:</p> | <p>Jacob Austin Perusse and wife, Brienne Michelle Perusse</p> <p>Property Address: 1983 Cartwright Drive Kernersville, NC 27284</p> |

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 by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3565, Page 4454, Forsyth County Registry.

submitted electronically by "Atlas Law"
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 easements, rights of way, and other restrictions of record.

(signatures to follow)

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

Matthew A. James (SEAL)
Matthew A. James

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Matthew A. James personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 24 day of Feb, 2022.

Landis Hinnant
Landis Hinnant Notary Public
My commission expires: Jan 25, 2026

LANDIS HINNANT
Notary Public, North Carolina
Guilford County
My Commission Expires
January 25, 2026

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

Amanda Masters James (SEAL)
Amanda Masters James

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Amanda Masters James personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 24 day of Feb, 2022.

LANDIS HINNANT
Notary Public, North Carolina
Guilford County
My Commission Expires
January 25, 2026

Landis Hinnant
Landis Hinnant Notary Public
My commission expires: Jan 25, 2026

Exhibit "A"

**Property of Jacob Austin Perusse and Brienne Michelle Perusse, husband and wife
1983 Cartwright Drive**

BEING KNOWN AND DESIGNATED as Lot No. 28 as shown on the plat of Tipton Estates, Section 2, recorded in Plat Book 25, Page 92, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

SUBJECT, however, to an easement 6 feet in width contiguous with the south line of Lot No. 28 and extending from Cartwright Drive a total distance of 150 feet.

The subject property is the same as that property described in Deed Book 3565, Page 4454, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6888-07-1624.00 on the Forsyth County Tax Maps.