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FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$450.00

PRESENTED & RECORDED
 04/14/2022 03:54:43 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3688
PG: 2973 - 2974

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$450.00

File No. NC-22-03762

Parcel Identifier No. 5896-79-0449.000Title Insurance: Panther Title, LLCMail/Box to: Costner Law Office, PLLC, 10125 Berkeley Place Drive, Charlotte, NC 28262This instrument was prepared by: Costner Law Office, PLLC, 10125 Berkeley Place Drive, Charlotte, NC 28262Brief description for the Index: Lot 20, WHISPERING WINDS Subdivision, Section 1THIS DEED made this 14 day of April, 2022, by and between

GRANTOR

Tegan Healy Candler and spouse, Jeremy Wayne Candler

Forwarding Address:
 5744 Skylark Rd
 Pfafftown, NC 27040

GRANTEE

Jason Ford and wife, Sarah Ford

Property/Mailing Address:
 2146 Storm Canyon Road
 Winston Salem, NC 27106

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, parcel of land or condominium unit situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING known and designated as Lot 20 of Whispering Winds, Section 1, as shown on map recorded in Plat Book 25 at Page 115 in the Office of the Register of Deeds for Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3531 page 2710.

If initialed, the property includes the primary residence of at least one of the Grantors. JL JWC (N.C.G.S. §105-317.2)

A map showing the above described property is recorded in Plat Book 25 page 115.

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:

There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.

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



Tegan Healy Candler




Jeremy Wayne Candler

STATE OF NORTH CAROLINA

COUNTY OF Randolph

I, Amanda B Lingerfelt Notary Public for the State and County above listed, do hereby certify that Tegan Healy Candler and Jeremy Wayne Candler personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th of April, 2022.



Notary Public

My Commission Expires: 9/28/26

(SEAL)

