

2022037199 00115

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$488.00

PRESENTED & RECORDED

08/09/2022 01:43:26 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3711**PG: 2298 - 2299****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$488.00

Parcel Identifier No. 5897-54-1795.000

Mail/Box to: Grantee at **3595 Campton Ridge Road, Pfafftown, NC 27040**

This instrument was prepared by: David T. Kasper, a licensed North Carolina attorney. 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 69, Salem West, Section 3

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

GRANTOR	GRANTEE
Gail Van Zile and husband, Michael J. Van Zile	J & J of Forsyth County, Incorporated 2495 Mount Salem Rd. Winston-Salem, NC

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 Forsyth County, North Carolina and more particularly described as follows:

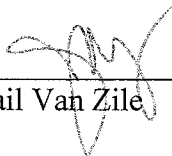
Being known and designated as Lot No. 69, as shown on the map of SALEM WEST, SECTION 3, as recorded in Plat Book 29, Page 143, in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.


No portion of the property herein conveyed includes the primary residence of a Grantor.

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: Easements, restrictions of record, and ad valorem taxes.

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

 (SEAL)
Gail Van Zile

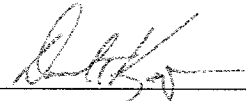
 (SEAL)
Michael J. Van Zile

State of North Carolina
County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Gail Van Zile and Michael J. Van Zile personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

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

My Commission Expires: 3/31/2023


David T. Kasper Notary Public

(Affix Seal)

