

2022037816 00149

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1150.00

PRESENTED & RECORDED
 08/12/2022 02:19:40 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON, DPTY
BK: RE 3712
PG: 1104 - 1106

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,150.00

Tax Parcel Identification Number: 5883-80-7470.000

This instrument was prepared by: T. Lawson Newton, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to 4088 Beaver Brook Road, Clemmons, NC 27012

Property Address: 4088 Beaver Brook Road, Clemmons, NC 27012

Brief description for the Index: Lot 17, Meadowbrook, Block H. Forest Hills Estates

THIS DEED made this 10th day of August 2022 by and between

GRANTOR

THUY KIM PHAN, single

**135 W. Kinderton Way, #312
 Bermuda Run, NC 27006**

GRANTEE

**ELTON DALE CRANFORD and wife,
 ASHLEY CRANFORD**

**4088 Beaver Brook Road
 Clemmons, NC 27012**

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 County of **FORSYTH**, State of North Carolina and more particularly described as follows:

**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated
 herein by reference.**

Submitted electronically by "Craige Jenkins Liipfert & Walker LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title reference, see the deed recorded in Book 1911 Page 2951 Forsyth County Registry.

THIS IS ☒ OR IS NOT ☐ THE GRANTOR'S PRIMARY RESIDENCE

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 and restrictions of record, if any; and 2022 property taxes.

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

 (SEAL)
Thuy Kim Phan

STATE OF N.C.

COUNTY OF Forsyth

Emily A. Zimmerman a Notary Public for the County of Davidson and State of N.C., do hereby certify that Thuy Kim Phan either being personally known to me or proven by satisfactory evidence (said evidence being WCA), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 10th day of August, 2022.

Notary Public

Name: Emily A. Zimmerman

My Commission Expires: July 27, 2026

Emily A. Zimmerman NOTARY PUBLIC Davidson County North Carolina My Commission Expires July 27, 2026

EXHIBIT A

**4088 Beaver Brook Road
Clemmons, North Carolina 27012**

BEING KNOWN AND DESIGNATED as Lot Number 17, as shown on the Map of MEADOWBROOK, BLOCK H, SECTION OF FOREST HILLS ESTATES, as recorded in Plat Book 19, Page 117(2), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.